



METROPOLITAN PLANNING COMMISSION

MINUTES

January 13, 2022
4:00 pm Regular Meeting

700 Second Avenue South
(between Lindsley Avenue and Middleton Street)
Howard Office Building, Sonny West Conference Center (1st Floor)

MISSION STATEMENT

The Planning Commission guides growth and development as Nashville and Davidson County evolve into a more socially, economically and environmentally sustainable community, with a commitment to preservation of important assets, efficient use of public infrastructure, distinctive and diverse neighborhood character, free and open civic life, and choices in housing and transportation.

Commissioners Present:

Greg Adkins, Chair
Lillian Blackshear
Edward Henley
Dr. Pearl Sims
Mina Johnson
Brian Tibbs
Councilmember Brett Withers

Staff Present:

Bob Leeman, Deputy Director
George Rooker, Assistant Director
Lisa Milligan, Planning Manager II
Shawn Shepard, Special Projects Manager
Jason Swaggart, Planner II
Cory Clark, Planner I
Alex Dickerson, Legal

Commissioners Absent:

Jessica Farr, Vice Chair
Jeff Haynes
Jim Lawson

Lucy Alden Kempf

Secretary and Executive Director, Metro Planning Commission

Metro Planning Department of Nashville and Davidson County
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Notice to Public

Please remember to turn off your cell phones.

Nine of the Planning Commission's ten members are appointed by the Metropolitan Council; the tenth member is the Mayor's representative. The Commission meets on the second and fourth Thursday of each month at 4:00 pm, in the Sonny West Conference Center on the ground floor of the Howard Office Building at 700 Second Avenue South. Only one meeting may be held in December. Special meetings, cancellations, and location changes are advertised on the [Planning Department's main webpage](#).

The Planning Commission makes the final decision on final site plan and subdivision applications. On all other applications, including zone changes, specific plans, overlay districts, and mandatory referrals, the Commission recommends an action to the Council, which has final authority.

Agendas and staff reports are [posted online](#) and emailed to our mailing list on the Friday afternoon before each meeting. They can also be viewed in person from 7:30 am – 4 pm at the Planning Department office in the Metro Office Building at 800 2nd Avenue South. [Subscribe to the agenda mailing list](#)

Planning Commission meetings are shown live on the Metro Nashville Network, Comcast channel 3, [streamed online live](#), and [posted on YouTube](#), usually on the day after the meeting.

Writing to the Commission

Comments on any agenda item can be mailed, hand-delivered, faxed, or emailed to the Planning Department by 3 pm on the Tuesday prior to the meeting. Written comments can also be brought to the Planning Commission meeting and distributed during the public hearing. Please provide 15 copies of any correspondence brought to the meeting.

Mailing Address: Metro Planning Department, 800 2nd Avenue South, P.O. Box 196300, Nashville, TN 37219-6300

Fax: (615) 862-7130

E-mail: planning.commissioners@nashville.gov

Speaking to the Commission

Anyone can speak before the Commission during a public hearing. A Planning Department staff member presents each case, followed by the applicant, community members opposed to the application, and community members in favor.

Community members may speak for two minutes each. Representatives of neighborhood groups or other organizations may speak for five minutes if written notice is received before the meeting. Applicants may speak for ten minutes, with the option of reserving two minutes for rebuttal after public comments are complete. Councilmembers may speak at the beginning of the meeting, after an item is presented by staff, or during the public hearing on that item, with no time limit.

Items set for consent or deferral will be listed at the start of the meeting.

Meetings are conducted in accordance with the Commission's [Rules and Procedures](#).

Legal Notice

As information for our audience, if you are not satisfied with a decision made by the Planning Commission today, you may appeal the decision by petitioning for a writ of cert with the Davidson County Chancery or Circuit Court. Your appeal must be filed within 60 days of the date of the entry of the Planning Commission's decision. To ensure that your appeal is filed in a timely manner, and that all procedural requirements have been met, please be advised that you should contact independent legal counsel.



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MEETING AGENDA

A: CALL TO ORDER

The meeting was called to order at 4:02 p.m.

B: ADOPTION OF AGENDA

Councilmember Withers moved and Mr. Henley seconded the motion to adopt the agenda. (6-0)

C: APPROVAL OF DECEMBER 09, 2021 MINUTES

Ms. Blackshear moved and Dr. Sims seconded the motion to approve the minutes. (6-0)

D: RECOGNITION OF COUNCILMEMBERS

Chairman Adkins recognized Senator Gilmore and Metropolitan Trustee Gilmore as attendees in the audience.

No Councilmembers spoke before the Commission.

E: ITEMS FOR DEFERRAL / WITHDRAWAL 1a, 1b, 2a, 2b, 3a, 3b, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 26, 40, 41, 44

Ms. Blackshear recused herself from Items 9, 26 and 40.

Mr. Tibbs joined the meeting.

Ms. Johnson moved and Dr. Sims seconded the motion to approve the Deferred and Withdrawn items. (7-0)

F: CONSENT AGENDA ITEMS 46, 47, 51

Ms. Blackshear recused herself from Items 28, 32, 39 and 47.

Mr. Henley moved and Mr. Tibbs seconded the motion to approve the Consent Agenda. (7-0)

Tentative Consent Item: Items noted below as On Consent: Tentative will be read aloud at the beginning of the meeting by a member of the Planning Staff to determine if there is opposition present. If there is opposition present, the items will be heard by the Planning Commission in the order in which they are listed on the agenda. If no opposition is present, the item will be placed on the consent agenda.

NOTICE TO THE PUBLIC: Items on the Consent Agenda will be voted on at a single time. No individual public hearing will be held, nor will the Commission debate these items unless a member of the audience or the Commission requests that the item be removed from the Consent Agenda.

G: INFORMATIONAL PRESENTATION ON THE EAST BANK STUDY

Chair Adkins recognized Faye DiMassimo for her help on the East Bank project.

Ms. Shepard provided an informational presentation on the East Bank study.

H: ITEMS TO BE CONSIDERED

1a. 2019CP-008-003

NORTH NASHVILLE COMMUNITY PLAN AMENDMENT

Council District 21 (Brandon Taylor)

Staff Reviewer: Anna Grider

A request to amend the North Nashville Community Plan by changing from T4 Urban Neighborhood Maintenance Policy to T4 Urban Mixed Use Corridor Policy for properties located at 1701, 1703, 1705, 1712 and 1714 9th Avenue North and 9th Avenue North (unnumbered), approximately 130 feet east of Delta Avenue, zoned CS and RS5 (0.54 acres), requested by Fulmer Engineering, applicant; various property owners.

Staff Recommendation: Defer to the February 10, 2022, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2019CP-008-003 to the February 10, 2022, Planning Commission meeting. (7-0)

1b. 2021SP-059-001

9TH AND BUCHANAN

Council District 21 (Brandon Taylor)

Staff Reviewer: Seth Harrison

A request to rezone from CS and RS5 to SP zoning for properties located at 1701, 1703, 1705, 1707, 1709, and 1711 9th Ave N and 901 Buchanan Street, approximately 360 feet east of 10th Ave N, (1.08 acres), to permit a mixed use development, requested by Fulmer Lucas Engineering, applicant; 901 Buchanan Partners, LLC, JFM 1705 9th Avenue North, LLC & ETAL, 9th & Goal Partners, and Jimmy Antawan Dennis & Santez Boykin, owners. (See associated case 2019CP-008-003).

Staff Recommendation: Defer to the February 10, 2022, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2021SP-059--001 to the February 10, 2022, Planning Commission meeting. (7-0)

2a. 2020CP-003-002

BORDEAUX-WHITES CREEK-HAYNES TRINITY COMMUNITY PLAN AMEND

Council District 03 (Jennifer Gamble)

Staff Reviewer: Anita McCaig

A request to amend the Bordeaux-Whites Creek-Haynes Trinity Community Plan by changing from T2 RA Policy and T2 RC Policy to T3 CC Policy for properties located at 7417 and 7425 Old Hickory Boulevard and a portion of properties located at 7395, 7412, 7435 and 7450 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 2,330 feet east of Lickton Pike, zoned CL, CS, SP and R15 (26.48 acres), requested by Dale and Associates, applicant; Anchor Property Holdings LLC, Forrest Bulter, Ellis P. Jakes Revocable Living Trust, L & W Tenway LLC, Little Creek G.P., and TKM Real Estate LLC, owners (see associated case #2020SP-022-001).

Staff Recommendation: Defer to the February 10, 2022, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2020CP-003-002 to the February 10, 2022, Planning Commission meeting. (7-0)

2b. 2020SP-022-001
HICKORY HIGHLANDS AT LITTLE CREEK
Council District 03 (Jennifer Gamble)
Staff Reviewer: Logan Elliott

A request to rezone from R15 to SP zoning for properties located at 7395 Old Hickory Boulevard, approximately 1,850 feet east of Lickton Pike (69.3 acres), to permit warehouse and transportation uses, requested by Dale and Associates, applicant; TKM Real Estate LLC, owner (see associated case# 2020CP-003-002).

Staff Recommendation: Defer to the February 10, 2022, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2020SP-022-001 to the February 10, 2022, Planning Commission meeting. (7-0)

3a. 2021CP-014-001
DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN AMENDMENT
Council District 14 (Kevin Rhoten)
Staff Reviewer: Anita McCaig

A request to amend the Donelson-Hermitage-Old Hickory Community Plan by changing from T3 Suburban Neighborhood Evolving (T3 NE) policy to T3 Suburban Neighborhood Center (T3 NC) policy for a portion of property located at 4186 Dodson Chapel Road, at the southwest corner of Dodson Chapel Court and Dodson Chapel Road, zoned SP (1.7 acres), requested by Metro Planning (see associated case 2021SP-092-001).

Staff Recommendation: Defer to the February 10, 2022, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2021CP-014-001 to the February 10, 2022, Planning Commission meeting. (7-0)

3b. 2021SP-092-001
DODSON CHAPEL
Council District 14 (Kevin Rhoten)
Staff Reviewer: Dustin Shane

A request to rezone from RS15 and SP to SP zoning for properties located at 4107 Dodson Chapel Court and 4186 Dodson Chapel Road, approximately 115 feet southwest of Old Hickory Boulevard (11.47 acres), to permit 310 multi-family residential units and retail uses, requested by Kimley-Horn, applicant; Dodson Chapel United Methodist Church, owner.

Staff Recommendation: Defer to the February 10, 2022, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2021SP-092-001 to the February 10, 2022, Planning Commission meeting. (7-0)

4. 2020Z-013TX-001
BL2020-504/Freddie O'Connell
Staff Reviewer: Shawn Shepard

A request to amend Chapters 17.36 and 17.40 of the Metropolitan Code pertaining to creating an Owner Occupied Short Term Rental Overlay district.

Staff Recommendation: Defer to the April 28, 2022, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2020Z-013TX-001 to the April 28, 2022, Planning Commission meeting. (7-0)

5. 2021Z-013TX-001

BL2021-832

Staff Reviewer: Eric Hammer

A request for an ordinance to amend various sections of Title 17 of the Metropolitan Zoning Code to incentivize Inclusionary Housing with any residential development that seeks additional development entitlements beyond that permitted by the current base zoning district (Proposal No. 2021Z-013TX-001).

Staff Recommendation: Defer to the February 10, 2022, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2021Z-013TX-001 to the February 10, 2022, Planning Commission meeting. (7-0)

6. 2020Z-119PR-001

BL2020-479/Freddie O'Connell

Council District 19 (Freddie O'Connell)

Staff Reviewer: Logan Elliott

A request to rezone from MUN, MUN-A, MUL-A, MUG, OR20, CS and CF to MUN-NS, MUN-A-NS, MUL-A-NS, MUG-NS, OR20-NS, CS-NS, and CF-NS zoning for various properties located between Rosa L. Parks Boulevard and 2nd Avenue North, from Hume Street, south to Jefferson Street, and located within the Germantown Historic Preservation District Overlay and the Phillips - Jackson Street Redevelopment District Overlay (68.61 acres), requested by Councilmember Freddie O'Connell, applicant; various owners.

Staff Recommendation: Defer to the April 28, 2022, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2020Z-119PR-001 to the April 28, 2022, Planning Commission meeting. (7-0)

7. 2021SP-057-001

MARINA GROVE

Council District 33 (Antoinette Lee)

Staff Reviewer: Amelia Lewis

A request to rezone from RS10 to SP zoning for property located at Hobson Pike (unnumbered), approximately 460 feet northeast of Hamilton Church Road, (5.94 acres), to permit a mixed use development, requested by Civil Design Consultants, LLC, applicant; FAM Properties, LLC, owner.

Staff Recommendation: Defer to the February 10, 2022, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2021SP-057-001 to the February 10, 2022, Planning Commission meeting. (7-0)

8. 2021SP-063-001

CHARLOTTE VIEW WEST

Council District 35 (Dave Rosenberg)

Staff Reviewer: Logan Elliott

A request to rezone from R40 to SP zoning for property located at Charlotte Pike (unnumbered), at the corner of Charlotte Pike and Old Charlotte Pike, (1 acre), to permit 57 multi-family residential units, requested by Dale & Associates, applicant; Robert B. Beck, ET UX, owner.

Staff Recommendation: Defer to the February 10, 2022, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2021SP-063-001 to the February 10, 2022, Planning Commission meeting. (7-0)

9. 2021SP-072-001

4319 SAUNDERSVILLE ROAD

Council District 11 (Larry Hagar)

Staff Reviewer: Dustin Shane

A request to rezone from R20 to SP zoning for properties located at 4319 Saundersville Road and Woodside Drive (unnumbered), approximately 240 feet east of Woodside Drive (7.5 acres), to permit 49 multi-family residential units, requested by Dale and Associates, applicant; Guerrier Development, owner.

Staff Recommendation: Defer to the February 10, 2022, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2021SP-072-001 to the February 10, 2022, Planning Commission meeting. (6-0-1)

10. 2021SP-081-001

OLIVERI MIXED-USE

Council District 33 (Antoinette Lee)

Staff Reviewer: Dustin Shane

A request to rezone from AR2a to SP zoning for property located at 4154 Murfreesboro Pike, approximately 350 feet southeast of Parks Retreat Drive and located within the Murfreesboro Pike Urban Design Overlay District (4.09 acres), to permit a mixed use development, requested by Anderson, Delk, Epps and Associates, applicant; Oliveri LLC, owner.

Staff Recommendation: Defer to the February 10, 2022, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2021SP-081-001 to the February 10, 2022, Planning Commission meeting. (7-0)

11. 2021SP-089-001

1705 HAYES STREET

Council District 21 (Brandon Taylor)

Staff Reviewer: Logan Elliott

A request to rezone from MUI-A to SP zoning for property located at 1705 Hayes Street, approximately 100 feet west of 17th Avenue South (0.51 acres), to permit a maximum 295 multi-family residential or 345 hotel units and 2,500 square feet of restaurant, requested by Catalyst Design Group, applicant; Cherry and Associates, owner.

Staff Recommendation: Defer to the February 10, 2022, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2021SP-089-001 to the February 10, 2022, Planning Commission meeting. (7-0)

12. 2021SP-095-001

2600 DICKERSON PIKE

Council District 02 (Kyonzté Toombs)

Staff Reviewer: Seth Harrison

A request to rezone from CS and IWD to SP zoning for properties located at 2405 Plum Street, 2600 and 2604 Dickerson Pike, Plum Street (unnumbered), and Dickerson Pike (unnumbered), at the northwest corner of Rock Street and Dickerson Pike (5.22 acres), to permit a multi-family residential development, requested by Kimley-Horn, applicant; Bobbie Sue Hastings, C.A. Henry and C.L. Hughes, owners.

Staff Recommendation: Defer to the February 10, 2022, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2021SP-095-001 to the February 10, 2022, Planning Commission meeting. (7-0)

- 13. 2021SP-096-001**
1301 2ND AVENUE NORTH
Council District 19 (Freddie O'Connell)
Staff Reviewer: Logan Elliott

A request to rezone from IR to SP zoning for property located at 1301 2nd Avenue North, at the northwest corner of Monroe Street and 2nd Avenue North and located within the Germantown Historic Preservation District Overlay (0.38 acres), to permit hotel and retail uses, requested by Smith Gee Studio, applicant; Germantown Hospitality LLC, owner.

Staff Recommendation: Defer to the February 24, 2022, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2021SP-096-001 to the February 24, 2022, Planning Commission meeting. (7-0)

- 14. 2022SP-002-001**
BRENTWOOD CHASE
Council District 04 (Robert Swope)
Staff Reviewer: Amelia Lewis

A request to rezone from R40 to SP zoning for properties located at 5617, 5621, and 5625 Valley View Road, approximately 545 feet south of Old Hickory Blvd, (3.3 acres), to permit 12 multi-family units, requested by Dale & Associates, applicant; Zoraida V. Ford and James D. & Martha Sue Hassey, owners.

Staff Recommendation: Defer to the February 10, 2022, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2022SP-002-001 to the February 24, 2022, Planning Commission meeting. (7-0)

- 15. 2022SP-005-001**
19TH AND CHURCH
Council District 21 (Brandon Taylor)
Staff Reviewer: Dustin Shane

A request to rezone from CF and MUI-A to SP zoning for properties located at 1901 and 1903 Church Street and 1902 Hayes Street, at the southwest corner of 19th Ave N and Church Street, (0.97 acres), to permit a mixed use development, requested by Kimely-Horn, applicant; NP Church, LLC, owner.

Staff Recommendation: Defer to the February 10, 2022, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2022SP-005-001 to the February 10, 2022, Planning Commission meeting. (7-0)

- 16. 2021DTC-027-001**
801 MONROE
Council District 19 (Freddie O'Connell)
Staff Reviewer: Jared Islas

A request for an overall height modification on properties located at 801, 811 and 817 Monroe Street, 1217, 1221 and 1223 Rosa L Parks Boulevard, 1214 9th Avenue North and 9th Avenue North (unnumbered), at the southern corner of Monroe Street and Rosa L Parks Boulevard, zoned DTC and located with the Phillips-Jackson Street Redevelopment District Overlay (1.43 acres), to permit a ten story building on Rosa L Parks Boulevard, a five story building on Monroe Street and a four story building on 9th Avenue North, requested by STG Design, applicant; Monroe Nashville, owner.

Staff Recommendation: Defer to the February 10, 2022, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2021DTC-027-001 to the February 10, 2022, Planning Commission meeting. (7-0)

- 17. 2022S-017-001**
RESUBDIVISION OF LOT 1 DOYLE SUBDIVISION
Council District 17 (Colby Sledge)
Staff Reviewer: Seth Harrison

A request for final plat approval to create five lots on property located at 915 Kirkwood Avenue, at the corner of Kirkwood Avenue and Craig Avenue, zoned R8 (2.5 acres), requested by Brown Surveying, applicant; Courtney & Christine Gasper, owners.

Staff Recommendation: Defer to the March 24, 2022, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2022S-017-001 to the March 24, 2022, Planning Commission meeting. (7-0)

- 18. 2021Z-077PR-001**
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to OR20 zoning for property located at 6111 Cowden Avenue, at the current terminus of Cowden Avenue (0.29 acres), requested by Barge Cauthen & Associates, applicant; JJZ Realty Partnership, G.P., owner (associated case 2021CP-007-003).

Staff Recommendation: Defer to the February 10, 2022, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2021Z-077PR-001 to the February 10, 2022, Planning Commission meeting. (7-0)

- 19. 2021S-227-001**
RESUBDIVISION PLAT LOT 364 PLAN OF D.T. MCGAVOCK
Council District 21 (Brandon Taylor)
Staff Reviewer: Jason Swaggart

A request for final plat approval to create two lots on property located at 1720 17th Avenue North, at the southeast corner of Century Street and 17th Avenue North, zoned RS5 (0.38 acres), requested by WT-Smith Surveying, applicant; Frank Beasley, owner.

Staff Recommendation: Defer to the February 10, 2022, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2021S-227-001 to the February 10, 2022, Planning Commission meeting. (7-0)

- 20. 2021S-238-001**
BOLES PROPERTY
Council District 33 (Antoinette Lee)
Staff Reviewer: Logan Elliott

A request for concept plan approval to create 23 cluster lots on properties located at 6110 South Mount Juliet Road, Couchville Pike, zoned RS80 (76.39 acres), requested by Civil Site Design Group, applicant; Paul M. Boles and Jaclyn R. Boles, owners.

Staff Recommendation: Defer to the February 10, 2022, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2021S-238-001 to the February 10, 2022, Planning Commission meeting. (7-0)

21. 2021Z-114PR-001

Council District 06 (Brett Withers)
Staff Reviewer: Dustin Shane

A request to rezone from CS and IR to MUG-A zoning for properties located at 501 and 515 Crutcher Street, at the northeast corner of Crutcher Street and South 5th Street (6.82 acres), requested by Dale and Associates, applicant; Terry C. Reeves and W. Lipscomb Davis III, owners.

Staff Recommendation: Defer to the March 24, 2022, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2021Z-114PR-001 to the March 24, 2022, Planning Commission meeting. (7-0)

22. 2018SP-009-003

SAGE RUN SP (AMEND)

Council District 35 (Dave Rosenberg)
Staff Reviewer: Amelia Lewis

A request to amend a Specific Plan for properties located at 5754 River Road and River Road (unnumbered), approximately 750 feet west of Charlotte Pike, zoned SP, R40 and R80 (16.47 acres), to add 5.9 acres to the SP and permit 160 multi-family residential units, requested by Dale and Associates, applicant; Sage Run Development, LLC, owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

Amend previously approved SP to permit 160 multi-family units.

Preliminary SP

A request to amend a Specific Plan (SP) for properties located at 5754 River Road and River Road (unnumbered), approximately 750 feet west of Charlotte Pike, zoned Specific Plan (SP) (16.47 acres), to add 5.9 acres to the SP and permit 160 multi-family residential units within the entirety of the SP.

Existing Zoning

One and Two-Family Residential (R80) requires a minimum 80,000 square foot lot and is intended for single -family dwellings and duplexes at an overall density of .58 dwelling units per acre including 25 percent duplex lots. *The portion of the site zoned R80 would permit a maximum of two lots with two duplex lots for a total of four units. This calculation is based on acreage alone and does not account for compliance with the subdivision regulations.*

One and Two-Family Residential (R40) requires a minimum 40,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 1.16 dwelling units per acre including 25 percent duplex lots. *The portion of the site zoned R40 would permit a maximum of one lots with one duplex lots for a total of two units. This calculation is based on acreage alone and does not account for compliance with the subdivision regulations.*

Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. *This Specific Plan included attached and detached residential units.*

Proposed Zoning

Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. *This Specific Plan would include 160 attached and detached residential units, in addition to manor home structures.*

BELLEVUE COMMUNITY PLAN

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 NE policy may be applied either to

undeveloped or substantially under-developed “greenfield” areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network, block structure, and proximity to centers and corridors. T3 NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands, and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed.

SITE CONTEXT AND PLAN DETAILS

The site is located on the north side of River Road. The property to the east of the site is zoned Commercial Limited (CL) and Commercial Services (CS) and has been established with commercial uses. The properties to the west of the site are zoned Multi-Family Residential (RM4) and R80. The 50 acre site to the west of the subject site has been developed with a multi-family residential development. The Cumberland River is north of the subject site. The subject site has minimal frontage along the river. On the south side of River Road, properties are zoned Industrial Warehousing/Distribution (IWD), One and Two-Family Residential (R40), and Multi-Family Residential (RM15). These properties have been developed with a mix of industrial and multi-family residential uses.

Site Plan

The previously approved preliminary SP was approved in 2018 under case number 2018SP-009-001/BL2018-1236. The preliminary SP permitted a total of 35 attached and detached units across 10.57 acres. This portion of the site is the southern portion, abutting River Road. These units were accessed via a public road located north/south through the site, with a public road stub to the west. A Final SP plan was approved administratively in 2019 and included 35 attached and detached units and a road network consistent with the preliminary SP.

The area to be amended into the SP includes a six acre parcel currently zoned R40 and R80 to the northwest of the existing SP boundary. A total of 160 units is proposed in the total SP area. A series of detached townhomes is located north of the existing SP boundary before a cluster of manor homes are located midway through the site. The most northern part of the site is also comprised of detached units. All structures are limited to 3 stories and 40 feet in height.

The proposed plan maintains the primary vehicular entrance to the site. There is a second vehicular access proposed along the River Road frontage which can provide emergency access if required. Vehicular access through the new portion of the SP is through a private drive that connects to the previously approved public road. Along all internal roads (public and private) are sidewalks that provide internal connectivity as well as a pedestrian connection to any future greenway that is completed.

River Road is classified as a Scenic Arterial Boulevard in the Major and Collector Street Plan (MCSP) which identifies a six foot bikeway, eight foot planting strip, and six foot sidewalk. The proposed site plan shows a six foot sidewalk and eight foot sidewalk. A condition of approval is that the right-of-way shall be modified to include the six foot bike lane to meet the MCSP requirements. The northernmost portion of the site against the Cumberland has a planned greenway paved trail. The proposed site plan shows a 20 foot wide greenway easement. Prior to approval of the Final SP this easement shall be dedicated.

ANALYSIS

The intent of the T3 NE Policy area is to create and enhance suburban neighborhoods with the best qualities of classic suburban neighborhoods— greater housing choice, improved connectivity, and more creative, innovative, and environmentally sensitive development techniques. The policy guidance for building form and site design includes the following, “T3-NE areas have an integrated mixture of building types to create housing choice. The mix and placement of building types is designed to be cohesive throughout the development and in relation to adjacent developments, providing a thorough mix of housing types versus groupings of single types of housing.” The proposed amended SP includes a variety of housing types throughout the site at a level of intensity consistent with the policy.

The CO Policy on the site is applied due to the portions of the site where slopes exceed 15 percent and in some cases are greater than 20 percent. The area to be amended into the SP is largely not impacted by slopes. The areas of CO on the site represent small pockets of slope that aren't part of a broader system. The goal of the policy to provide additional housing would take priority over the preservation of these limited, unconnected slope areas.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Limited building detail, and/ or building construction information provided. Construction must meet all applicable building and fire codes. Any additional fire code or access issues will be addressed during the construction permitting process. Future development or construction may require changes to meet adopted fire and building codes.

STORMWATER RECOMMENDATION

Approve with conditions

- TVA approval will be required prior to Final SP if stormwater areas are to be located in TVA easements. The applicant will be required to meet all stormwater requirements at the time of Final SP. This plan is approved conditionally and may require adjustments to the layout or entitlements if TVA approval is not granted.

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. Public and/or private water and sanitary sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval. The approved construction plans must match the Final Site Plan/SP plans. A minimum of 30% of W&S Capacity must be paid before issuance of building permits.

METRO HISTORIC STAFF RECOMMENDATION

Approve with conditions

- A qualified professional archaeologist should survey the property as part of the planning process prior to the approval of a grading permit. Based on the archaeologist’s findings, the developer should complete and submit a plan identifying any found archaeological resources, including plans for appropriate treatment pursuant to Tennessee law, along with the final site plan.
- A qualified professional archaeologist shall be present to monitor site preparation and grading. Excavation work should utilize equipment necessary to limit or eliminate damage to potential archaeological resources.

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- Final constructions plans shall comply with the design regulations established by NDOT.
- Final design and improvements may vary based on actual field conditions. In general, on final: Callout roadway sections, ramps, sidewalks, curb & gutter, etc. per NDOT detail standards. Dimension ROW pavement widths for clarity. Note: A private hauler will be required for waste/recycle disposal.
- On final: Include proposed public roadway construction drawings (profiles, grades, drainage) (cont.) Roadway construction drawings shall comply with NDOT Subdivision Street Design Standards, for vertical and tie-in grades(12%, 2% max). Callout roadway sections, ramps, sidewalks, curb & gutter, etc. per NDOT standard detail. Include any SSD exhibits w/ final plans.
- On Final: Remove secondary access off River Rd. or gate for emergency access, if fire is requiring this access.
- On Final: Show internal stop control on private drive off t-intersection.
- On Final: Show ADA ramps at corner of proposed public road and opposite ramps across each leg to enable peds to cross ROW.
- On Final: Provide temporary easement into private drive(s) for turning around at dead end of proposed public road.
- Comply w/ traffic comments.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Comply with MCSP along frontage
- With Final SP submittal, include striping plans for the left turn-lane on River Rd

Maximum Uses in Existing Zoning District: **SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (221)	10.57	-	35 U	189	12	16

Maximum Uses in Existing Zoning District: **R40**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	1.56	1.089 D	2 U	28	7	2

*Based on two-family lots

Maximum Uses in Existing Zoning District: **R80**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	4.34	0.545 D	4 U	54	8	5

*Based on two-family lots

Maximum Uses in Proposed Zoning District: **SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (221)	16.47	-	160 U	870	54	69

Traffic changes between maximum: **SP/R40/R80 and SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+119 U	+599	+27	+46

METRO SCHOOL BOARD REPORT

Projected student generation existing R40, R80, SP: 2 Elementary 1 Middle 1 High

Projected student generation proposed SP-R district: 6 Elementary 4 Middle 3 High

The proposed SP-R zoning is expected to generate nine more students than the existing zoning districts. Students would attend Gower Elementary School, H.G. Hill Middle School, and Hillwood High School. H.G. Hill Middle School is identified as overcapacity. Gower Elementary and Hillwood High Schools have additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to a maximum of 160 multi-family residential units. Short Term Rental Property (STRP) owner-occupied and not owner-occupied shall be prohibited.
2. All conditions of BL2018-1236 shall apply unless modified by the conditions associated with this proposed amendment.
3. River Road shall be improved per the Major and Collector Street Plan (MCSP) requirements.
4. Comply with all conditions and requirements of Metro reviewing agencies.
5. Prior to approval of the Final SP, documentation of a recorded greenway easement shall be provided to Planning Staff.
6. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
7. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
8. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
9. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
10. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Property Owners' Association.
11. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

12. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any of any building permits.

Approve with conditions disapprove without all conditions. (7-0)

Resolution No. RS2022-01

"BE IT RESOLVED by The Metropolitan Planning Commission that 2018SP-009-003 is approved with conditions and disapproved without all conditions. (7-0)

CONDITIONS

1. Permitted uses shall be limited to a maximum of 160 multi-family residential units. Short Term Rental Property (STRP) owner-occupied and not owner-occupied shall be prohibited.
2. All conditions of BL2018-1236 shall apply unless modified by the conditions associated with this proposed amendment.
3. River Road shall be improved per the Major and Collector Street Plan (MCSP) requirements.
4. Comply with all conditions and requirements of Metro reviewing agencies.
5. Prior to approval of the Final SP, documentation of a recorded greenway easement shall be provided to Planning Staff.
6. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
7. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
8. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
9. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
10. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Property Owners' Association.
11. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
12. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any of any building permits.

23. 2021SP-067-001

WESTSIDE RETREAT

Council District 22 (Gloria Hausser)

Staff Reviewer: Logan Elliott

A request to rezone from R15 to SP zoning for properties located at 7545 Charlotte Pike and a portion of property located at 7533 Charlotte Pike, approximately 450 feet northeast of Woodland Way (2.7 acres), to permit 20 multi-family residential units, requested by Dale and Associates, applicant; Bruce Little and Yvonne Brown, owners.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

Preliminary SP to permit a multi-family development.

Zone Change

A request to rezone from One and Two-Family Residential (R15) to Specific Plan (SP) zoning for properties located at 7545 Charlotte Pike and a portion of property located at 7533 Charlotte Pike, approximately 450 feet northeast of Woodland Way (2.7 acres), to permit 20 detached multi-family residential units.

Existing Zoning

One and Two-Family Residential (R15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 3.09 dwelling units per acre including 25 percent duplex lots. *R15 would permit a maximum of 7 lots with 1 duplex lots for a total of 8 units.*

Proposed Zoning

Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building type.

BELLEVUE COMMUNITY PLAN

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 NE policy may be applied either to undeveloped or substantially under-developed “greenfield” areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network, block structure, and proximity to centers and corridors. T3 NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

SITE

The subject site comprises the entirety of a single parcel and a portion of another parcel to total 2.7 acres. The site is located on the south side of Charlotte Pike, west of the Sawyer Brown intersection and east of Overall Creek. This portion of Charlotte Pike is classified as a Scenic Arterial in the Major and Collector Street Plan. The site currently contains a single-family residence and is surrounded by other single family, two-family, institutional, and vacant land uses. The Western Hills Church is located to the south.

PLAN DETAILS

The application proposes 20 detached multi-family units that are served with private drives. The plan proposes a single access point on Charlotte Pike and otherwise proposes to improve Charlotte Pike consistent with the requirements of the Major and Collector Street Plan. A landscape buffer is provided along Charlotte Pike consistent with the requirements of the Scenic Arterial roadway standards in the Zoning Code. The units include two car garages and additional surface parking is dispersed throughout the site. The site plan includes a private sidewalk network throughout the site with open space and trees shown between the rows of units. The stormwater area is proposed at the south-western corner of the property and the design of this feature will be provided with the final SP application. An open space area is provided along the southern property boundary. The plans indicate that existing vegetation along the perimeter of the property will be maintained and otherwise supplemented to meet the type B landscape buffer requirements. The plans limit the maximum building height of the units to 2.5 stories in 30 feet as measured by the Zoning Code. The plans also indicate that the building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function.

ANALYSIS

The application proposes a form and intensity that is consistent with the T3 NE policy in this location and is appropriate given the surrounding development pattern. The T3 NE policy describes that development should be suburban in its pattern, but at a higher density and with greater housing variety than classic suburban neighborhoods. The plan appropriately addresses the corridor with the orientation of the units and otherwise orients units to open space.

FIRE MARSHAL RECOMMENDATION

Approve

STORMWATER RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Not Applicable

- Harpeth Valley Water and Sewer Utility District.

HARPETH VALLEY WATER & SEWER UTILITY DISTRICT RECOMMENDATION

Approve with conditions

- See letter dated 8/27/21 from Jay Tant, Assistant General Manager, HVUD

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- Final constructions plans shall comply with the design regulations established by NDOT. Final design and improvements may vary based on actual field conditions. Confirm w/ planning on MCSP requirements along frontage. Callout sidewalks, ramps, curb/gutter per NDOT standards and specs. Show in detail sheets. Dimension additional ROW along frontage entirety, between sidewalks and property line, for reference. As noted, solid waste/recycle by private hauler.

TRAFFIC AND PARKING RECOMMENDATION
Approve

Maximum Uses in Existing Zoning District: **R15**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
One and Two-Family (210)	2.70	2.904 D	8 U	102	11	9

*Based on two-family lots

Maximum Uses in Proposed Zoning District: **SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (221)	2.70	-	20 U	107	7	10

Traffic changes between maximum: **R15 and SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+12 U	+5	-4	+1

METRO SCHOOL BOARD REPORT

Projected student generation existing R15 district: 0 Elementary 0 Middle 0 High

Projected student generation proposed SP district: 1 Elementary 0 Middle 0 High

The proposed SP zoning is expected to generate 1 additional students than the existing R15 zoning. Students would attend Gower Elementary School, H.G. Hill Middle School, and Hillwood High School. H.G. Hill Middle School is identified as being overcapacity. Gower Elementary School and Hillwood High School are identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

- Permitted uses shall be limited to a maximum of 20 detached multi-family residential units. Short term rental property, owner occupied and short term rental property, not-owner occupied shall be prohibited.
- The final site plan application shall include an interconnected network of private sidewalks internal to the site.
- The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
- The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
- The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
- Comply with all conditions and requirements of Metro reviewing agencies.
- If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
- A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
- Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

Approve with conditions disapprove without all conditions. (7-0)

Resolution No. RS2022-02

“BE IT RESOLVED by The Metropolitan Planning Commission that 2021SP-067-001 is approved with conditions and disapproved without all conditions. (7-0)

CONDITIONS

1. Permitted uses shall be limited to a maximum of 20 detached multi-family residential units. Short term rental property, owner occupied and short term rental property, not-owner occupied shall be prohibited.
2. The final site plan application shall include an interconnected network of private sidewalks internal to the site.
3. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
4. The final site plan shall label all internal driveways as “Private Driveways”. A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner’s Association.
5. The requirements of the Metro Fire Marshal’s Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
6. Comply with all conditions and requirements of Metro reviewing agencies.
7. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
8. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
9. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

**24. 2021SP-087-001
2306 BRICK CHURCH PIKE**

Council District 02 (Kyonzté Toombs)
Staff Reviewer: Seth Harrison

A request to rezone from CL to SP zoning for property located at 2306 Brick Church Pike, at the southeast corner of Hampton Street and Avondale Circle (1.36 acres), to permit a mixed-use development, requested by Openworks LLC, applicant; MSS Hotels LLC, owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

Preliminary SP to permit 95 multi-family residential units.

Preliminary SP

A request to rezone from Commercial Limited (CL) to Specific Plan (SP) zoning for property located at 2306 Brick Church Pike, at the southeast corner of Hampton Street and Avondale Circle (1.36 acres), to permit 95 multi-family units.

Existing Zoning

Commercial Limited (CL) is intended for retail, consumer service, financial, restaurant, and office uses.

Proposed Zoning

Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building type.

BORDEAUX – WHITES CREEK – HAYNES TRINITY COMMUNITY PLAN

T4 Urban Community Center (T4 CC) is intended to maintain, enhance and create urban community centers that contain commercial, mixed use, and institutional land uses, with residential land uses in mixed use buildings or serving as a transition to adjoining Community Character Policies. T4 Urban Community Centers serve urban communities generally within a 5 minute drive or a 5 to 10 minute walk. T4 CC areas are pedestrian friendly areas, generally located at intersections of prominent urban streets. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle, and vehicular connectivity.

T4 Urban Neighborhood Maintenance (T4 NM) is intended to maintain the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Supplemental Policy

This site is located within the Haynes Trinity Small Area Plan area of the Bordeaux-Whites Creek-Haynes Trinity Community Plan area. The intent of the supplemental policy is to create and enhance neighborhoods with greater housing choice, improved connectivity, and more creative, innovative, and environmentally sensitive development techniques. The policy calls for an alley through the site.

SITE CONTEXT AND PLAN DETAILS

The 1.36 acre site is located at the southeast corner of Avondale Circle and Hampton Street, and the west side of Brick Church Pike. The site currently has access along all three frontages, of which, Brick Church Pike is classified as an Arterial Boulevard in the Major and Collector Street Plan (MCSP). The site has been previously developed with a four-story hotel, surface parking, and a pool. The surrounding properties are zoned CL, SP, and OR20 with commercial uses, such as convenience store, hotel, and parking lots.

Site Plan

The plan proposes to convert the existing hotel structure into a 95 unit multi-family development. The overall layout for the site will remain mostly unchanged, with only site improvements proposed. Vehicular access for the site would not change with the proposal, with existing drives on Hampton Street, Avondale Circle, and Brick Church Pike remaining, but one driveway along Brick Church Pike being removed. Parking for the site will consist of on-site parking, with a total of 95 spaces and the existing lot will be brought into compliance with the current landscaping requirements. Sidewalks along all road frontages have been provided consistent with code requirements

ANALYSIS

While this site is located within two different policies, it is designed to meet policy goals for both T4 CC and T4 NM. T4 NM is intended to maintain the existing character of the neighborhood, while T4 CC, is intended to enhance pedestrian connectivity and act as a transition area to the adjacent single-family neighborhood. T4 CC is being utilized in a similar way, transitioning the 100% commercial developments along Brick Church Pike, to a residential development for nearby residential uses. The proposed plan is providing an adaptive reuse of an existing structure, which currently remains vacant, increased improvements to the existing site, and sidewalks, which are not currently present along Hampton Street and Avondale Circle. This is located within the Haynes Trinity Small Area Plan, but Staff has determined the proposed alley would not be beneficial to the site or the area. As shown, the proposed plan is meeting the policy goals of both T4 CC and T4 NM.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Limited building construction details provided for review. Any additional fire code or access related issues will be addressed at construction permit review.

STORMWATER RECOMMENDATION

Approve with conditions

- Add Preliminary Note to plans: Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Stormwater approval / comments only. The final lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. Public and/or private Water and Sanitary Sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval. The approved construction plans must match the Final Site Plan/SP plans. A minimum of 30% W&S Capacity must be paid before issuance of building permits.

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- Final constructions plans shall comply with the design regulations established by NDOT. Final design and improvements may vary based on actual field conditions. On final: Callout ramps (commercial ramps: max 35 ft.), sidewalks, curb & gutter, etc. per NDOT detail standards. Dimension ROW pavement widths for clarity. Show ADA compliant ramps at corners of public roads. Callout hand rail, per NDOT specs, along sidewalks with retaining walls
Note: A private hauler will be required for waste/recycle disposal.

TRAFFIC AND PARKING RECOMMENDATION
Approve

Maximum Uses in Existing Zoning District: **CL**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Hotel (310)	1.36	-	95 R	646	42	45

Maximum Uses in Proposed Zoning District: **SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (221)	1.36	-	95 U	516	32	42

Traffic changes between maximum: **CL and SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-130	-10	-3

METRO SCHOOL BOARD REPORT

Projected student generation existing CL district: 0 Elementary 0 Middle 0 High

Projected student generation proposed SP-R district: 29 Elementary 15 Middle 13 High

The proposed SP-R zoning is expected to generate 57 more students than the existing CL zoning. Students would attend Alex Green 1 Elementary School, Brick Church College Prep Middle School, and Whites Creek High School. All schools were identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

- Permitted uses shall be limited to a maximum of 95 multi-family residential. Short Term Rental Property (STRP) owner-occupied and not owner-occupied shall be prohibited.
- On the corrected copy, add the STRP exclusion to the permitted use language.
- Comply with all conditions and requirements of Metro reviewing agencies.
- A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
- If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
- The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
- The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
- The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Property Owners' Association.
- Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
- The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any of any building permits.

Approve with conditions disapprove without all conditions. (7-0)

Resolution No. RS2022-03

"BE IT RESOLVED by The Metropolitan Planning Commission that 2021SP-087-01 is approved with conditions and disapproved without all conditions. (7-0)

CONDITIONS

1. Permitted uses shall be limited to a maximum of 95 multi-family residential. Short Term Rental Property (STRP) owner-occupied and not owner-occupied shall be prohibited.
2. On the corrected copy, add the STRP exclusion to the permitted use language.
3. Comply with all conditions and requirements of Metro reviewing agencies.
4. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
5. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
6. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
7. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
8. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Property Owners' Association.
9. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
10. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any of any building permits.

25. 2021SP-088-001

0 TUGGLE AVENUE

Council District 16 (Ginny Welsch)

Staff Reviewer: Jason Swaggart

A request to rezone from RS7.5 to SP zoning for property located at Tuggle Avenue (unnumbered), at the eastern terminus of Morton Avenue (1.64 acres), to permit 8 multi-family residential units, requested by Dale and Associates, applicant; Mitchell Whitson, owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

Preliminary SP to permit up to eight multi-family units.

Zone Change

A request to rezone from Single-Family Residential (RS7.5) to Specific Plan Residential (SP-R) zoning for property located at Tuggle Avenue (unnumbered), at the eastern terminus of Morton Avenue (1.64 acres), to permit 8 multi-family residential units.

Existing Zoning

Single-Family Residential (RS7.5) requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre. *RS7.5 would permit a maximum of ten Single-Family residential lots.*

Proposed Zoning

Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building type.

SITE CONTEXT AND PLAN DETAILS

The approximately 1.6 acre site is located at the eastern terminus of Morton Avenue. Due to a stream and other site constraints Morton Avenue does not extend eastward to Kinross Avenue. Morton Avenue from Wingate Avenue to

the west is not improved and there are existing private driveways in the right of way. Due to the location of the site, it does not relate with the surrounding single family lots to the west and the south. The lots to the west front Wingate Avenue. The homes on the opposite side of the site front Wingate Avenue and Kinross Avenue.

The abutting property to the north is zoned for single family but includes a daycare. The property abutting the east property line is zoned for one and two family residential but includes multifamily complex. The properties to the south on the opposite side of Morton Avenue are

zoned for single family and include single family homes. The properties to the west are zoned for single family and include single family homes.

The site is mostly wooded. A stream crosses the southeastern corner of the site. Records do not indicate any other significant site constraints such as steep slopes or wetlands.

Site Plan

The plan includes eight multi-family residential units. Vehicular access is provided from Morton Avenue and will require Morton Avenue to be improved to the entrance into the development. Access to the units from Morton Avenue is by a private drive. All units front the private drive and include two car garages. Some guest parking is also provided. The plan includes architectural standards pertaining to, but not limited to design and materials. The maximum height is 2 stories in 25 feet. The plan provides buffers for the stream and landscape buffers along the western property line.

SOUTH NASHVILLE COMMUNITY PLAN

T3 Suburban Neighborhood Maintenance (T3 NM) is intended to maintain the general character of developed suburban residential neighborhoods. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T3 NM areas have an established development pattern consisting of low- to moderate-density residential development and institutional land uses. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands, and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed.

ANALYSIS

As proposed, staff finds that the plan is consistent with the CO and T3 NM land use policies. The CO policy recognizes the stream, and the plan provides buffering along the stream consistent with stormwater requirements. While the majority of surrounding development is single family, the site has little relationship to the surrounding area due to location and site conditions. In terms of density, the plan provides a transition between the single-family neighborhood to the west of the site and the multifamily development to the east of the site.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Limited building detail, and/ or building construction information provided. Construction must meet all applicable building and fire codes. Any additional fire code or access issues will be addressed during the construction permitting process. Future development or construction may require changes to meet adopted fire and building codes.

STORMWATER RECOMMENDATION

Approve with conditions

- Must comply with all regulations in the Stormwater Management Manual at the time of final submittal.

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. Public and/or private water and sanitary sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval. The approved construction plans must match the Final Site Plan/SP plans. A minimum of 30% of W&S Capacity must be paid before issuance of building permits.

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- Final constructions plans shall comply with the design regulations established by NDOT. Final design and improvements may vary based on actual field conditions.
- On final: Include proposed public roadway construction drawings (profiles, grades, drainage) Roadway construction drawings shall comply with NDOT Subdivision Street Design Standards.
- On final: Provide 30 ft. minimum pavement for Morton Ave extension before access to allow for some on-street (guest) parking. Pull proposed curb/gutter back to accommodate the 30 ft. of pavement.

- Coordinate w/ planning; Either run sidewalks North/South along back of curb (no grass strip) or remove proposed sidewalks along the South portion of Morton Ave extension entirely.
- Note: A private hauler will be required for site waste/recycle disposal.

TRAFFIC AND PARKING RECOMMENDATION
Approve

Maximum Uses in Existing Zoning District: **RS7.5**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	1.64	5.808 D	10 U	113	11	10

Maximum Uses in Proposed Zoning District: **SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (221)	1.64	-	8 U	42	3	4

Traffic changes between maximum: **RS7.5 and SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-2	-71	-8	-6

METRO SCHOOL BOARD REPORT

Projected student generation existing RS7.5 district: 1 Elementary 1 Middle 1 High

Projected student generation proposed SP district: 1 Elementary 1 Middle 1 High

The proposed SP zoning is not expected to generate additional students beyond the existing RS7.5 zoning. Students would attend Glenclyff Elementary School, Wright Middle School, and Glenclyff High School. All three schools are identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to eight multi-family residential units. Short term rental property, owner occupied and short term rental property, not owner occupied shall be prohibited.
2. Comply with all conditions and requirements of Metro reviewing agencies.
3. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
4. The development shall provide adequate access that meets the requirements of the Fire Marshal's Office and Department of Public Works.
5. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM9 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
6. A corrected copy of the Preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
7. Minor modifications to the Preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Mr. Swaggart presented the staff recommendation to approve with conditions and disapprove without all conditions.

Michael Garrigan, 516 Heather Place, spoke in favor of the application.

Steven Emery, 237 Antioch Pike, spoke in favor of the application.

Bill Durkin, 3009 Dobbs Avenue, spoke in opposition to the application. He stated that adding a sidewalk through the curve would help prevent vehicle accidents and fatalities. He said, if a sidewalk or even a bike lane was added, he would come back and speak in favor of the application.

Michael Garrigan stated they would make sure a sidewalk through that intersection was added prior to this going before the Council.

Chairman Adkins closed the Public Hearing.

Dr. Sims stated she went out to see the property and almost had a wreck at the intersection that is of concern, so she appreciated the commitment to add the sidewalk.

Mr. Henley spoke in favor of the application.

Councilmember Withers stated that Councilmember Welsch respected the neighborhood maintenance that exists in that area and that she looked for strategically placed and appropriately located opportunities to add some density. He stated that sidewalks are very difficult to build and appreciated Mr. Garrigan adding sidewalks where they can. Councilmember Withers said he was in favor of the staff recommendation and any additional conditions the Commission would like to add.

Ms. Johnson stated she also visited the site and thought that eight houses fit in the puzzle. She expressed concern of the extension of Morton Road and the stone wall there and asked for more information.

Mr. Swaggart stated the roadway will be improved on the eastern side all the way to the entrance. The stone wall is within the public right of way and can be taken out to widen that area to accommodate safe roadway passage.

Ms. Johnson said that with this improvement and adding a sidewalk, she felt more comfortable to support this juncture.

Ms. Blackshear stated she didn't have any additional comments.

Mr. Tibbs stated he was familiar with that area and liked that only eight homes were going in because otherwise, it could be a lot of traffic coming out of an awkward area.

Mr. Tibbs moved and Ms. Johnson seconded the motion approve with conditions and disapprove without all conditions, including the inclusion of a sidewalk to be installed to the intersection with Wingate. (7-0)

Resolution No. RS2022-04

"BE IT RESOLVED by The Metropolitan Planning Commission that 2021SP-088-001 is approved with conditions and disapproved without all conditions, including the inclusion of a sidewalk to be installed to the intersection with Wingate. (7-0)

CONDITIONS

1. Permitted uses shall be limited to eight multi-family residential units. Short term rental property, owner occupied and short term rental property, not owner occupied shall be prohibited.
2. Comply with all conditions and requirements of Metro reviewing agencies.
3. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
4. The development shall provide adequate access that meets the requirements of the Fire Marshal's Office and Department of Public Works.
5. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM9 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
6. A corrected copy of the Preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
7. Minor modifications to the Preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

**26. 2021SP-091-001
PIN HOOK RIDGE**

Council District 33 (Antoinette Lee)
Staff Reviewer: Abbie Rickoff

A request to rezone from AR2a to SP-R zoning for property located at 3834 Pin Hook Road, approximately 390 feet west of Lakewood Village Drive (10.2 acres), to permit 39 single family residential lots, requested by Ragan Smith, applicant; Century Communities of Tennessee, LLC, owner.

Staff Recommendation: Defer to the February 10, 2022, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2021SP-091-001 to the February 10, 2022, Planning Commission meeting. (6-0-1)

**27. 2022SP-004-001
LAKEWOOD COTTAGE**

Council District 11 (Larry Hagar)
Staff Reviewer: Logan Elliott

A request to rezone from RS5 to SP zoning for property located at 3005 Lakeshore Drive, approximately 85 feet east of 32nd Street, (0.68 acres), to permit a detached two-family residential unit, requested by Dale & Associates, applicant; Leland and Salley Cheney, owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

Preliminary SP to permit two detached residential units.

Zone Change

A request to rezone from Single-Family Residential (RS5) to Specific Plan (SP) zoning for property located at 3005 Lakeshore Drive, approximately 85 feet east of 32nd Street, (0.68 acres), to permit a detached two-family residential unit.

Existing Zoning

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of 1 unit.*

Proposed Zoning

Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building type.

DONELSON - HERMITAGE - OLD HICKORY COMMUNITY PLAN

T3 Suburban Neighborhood Maintenance (T3 NM) is intended to maintain the general character of developed suburban residential neighborhoods. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T3 NM areas have an established development pattern consisting of low- to moderate-density residential development and institutional land uses. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

SITE

The subject site is a single parcel totaling approximately 0.68 acres. The site is located on the north side of Lakeshore Drive, a local street, and the site is adjacent to Old Hickory Lake. The site is elevated above the street at the front of the property and then slopes downwards towards the lake to the rear. The site currently contains a single-family residence and is surrounded by other single family, two-family, multi-family, and vacant land uses.

PLAN DETAILS

The application proposes to construct a second residential unit on the subject parcel. Currently, a single-family unit exist towards the front of the lot with access taken from Lakeshore Drive. The plan proposes a second unit, sharing the existing access point, to be built towards the rear of the site. The setback of the proposed unit is consistent with the setback of existing units on both of the adjacent parcels. Landscaping is proposed along the property lines

adjacent to the proposed unit. The plan proposes to restrict the building height of the proposed unit to two-stories in 35 feet.

ANALYSIS

The application proposes a development pattern that is consistent with the surrounding area and consistent with the T3 NM policy, at this location. The plan proposes an appropriate density considering the existing character of the area with the proposed housing type, setback, spacing of structures, and building height. The neighborhood has duplexes dispersed throughout and this proposal is consistent with that pattern.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Limited building detail, and/ or building construction information provided. Construction must meet all applicable building and fire codes. Any additional fire code or access issues will be addressed during the construction permitting process. Future development or construction may require changes to meet adopted fire and building codes. -

STORMWATER RECOMMENDATION

Approve with conditions

- Must comply with all regulations in the Stormwater Management Manual at the time of final submittal.

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. Public and/or private Water and Sanitary Sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval. The approved construction plans must match the Final Site Plan/SP plans. Submittal of an availability study is required before the Final SP can be reviewed. Once this study has been submitted, the applicant will need to address any outstanding issues brought forth by the results of this study. A minimum of 30% W&S Capacity must be paid before issuance of building permits.

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- Final constructions plans shall comply with the design regulations established by NDOT. Final design and improvements may vary based on actual field conditions.

TRAFFIC AND PARKING RECOMMENDATION

Approve

Maximum Uses in Existing Zoning District: **RS5**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.68	8.712 D	1 U	15	5	1

Maximum Uses in Proposed Zoning District: **SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
One and Two-Family Residential (210)	0.68	-	2 U	28	7	2

Traffic changes between maximum: **R40 and SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+1 U	+13	+2	+1

METRO SCHOOL BOARD REPORT

Projected student generation existing RS5 district: 0 Elementary 0 Middle 0 High

Projected student generation proposed SP district: 0 Elementary 0 Middle 0 High

The proposed SP zoning is expected to generate no additional students than the existing RS5 zoning. Students would attend Dupont Elementary School, Dupont Hadley Middle School, and McGavock High School. All three

schools are identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to a maximum of one detached two-family residential unit. Short term rental property, owner occupied and short-term rental property, not-owner occupied shall be prohibited.
2. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
3. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
4. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
5. Comply with all conditions and requirements of Metro reviewing agencies.
6. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the R6 zoning district as of the date of the applicable request or application.
7. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
8. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

Approve with conditions disapprove without all conditions. (7-0)

Resolution No. RS2022-05

"BE IT RESOLVED by The Metropolitan Planning Commission that 2022SP-004-001 is approved with conditions and disapproved without all conditions. (7-0)

CONDITIONS

1. Permitted uses shall be limited to a maximum of one detached two-family residential unit. Short term rental property, owner occupied and short-term rental property, not-owner occupied shall be prohibited.
2. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
3. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
4. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
5. Comply with all conditions and requirements of Metro reviewing agencies.
6. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the R6 zoning district as of the date of the applicable request or application.
7. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
8. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

28. 2022SP-006-001

HILL CENTER GERMANTOWN

Council District 19 (Freddie O'Connell)

Staff Reviewer: Abbie Rickoff

A request to rezone from CS, IR, and OR20 to SP-MU zoning for properties located at 1114, 1116, 1118 and 1120 5th Ave. N., 407, 409, and 411 Madison Street, 1117, 1119, 1121, and 1123 4th Ave. N., and 416 Jefferson Street, at the northwest corner of 4th Ave. N. and Jefferson Street, (approximately 3 acres), and within the Germantown Historic Preservation District and the Phillips-Jackson Street Redevelopment District, to permit a mixed use development, requested by Barge Cauthen & Associates, applicant; H.G. Hill Realty Company, LLC, and Hill Center Germantown, LLC, owners.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

Preliminary SP to permit a mixed use development.

Preliminary SP

A request to rezone from Commercial Service (CS), Industrial Restrictive (IR), and Office Residential (OR20) to Specific Plan-Mixed Use (SP-MU) zoning for properties located at 1114, 1116, 1118 and 1120 5th Ave. N., 407, 409, and 411 Madison Street, 1117, 1119, 1121, and 1123 4th Ave. N., and 416 Jefferson Street, at the northwest corner of 4th Ave. N. and Jefferson Street, and within the Germantown Historic Preservation District and the Phillips-Jackson Street Redevelopment District, to permit a mixed use development (approximately 3 acres).

Existing Zoning

Commercial Service (CS) is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.

Industrial Restrictive (IR) is intended for a wide range of light manufacturing uses at moderate intensities within enclosed structures.

Office/Residential (OR20) is intended for office and/or multi-family residential units at up to 20 dwelling units per acre. OR20 would permit a maximum of 11 units on the 0.54 acres that are zoned OR20.

Proposed Zoning

Specific Plan-Mixed Use (SP-MU) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes residential uses in addition to office and/or commercial uses.

SITE CONTEXT AND PLAN DETAILS

The 3-acre site is located in Germantown on the north side of Jefferson Street, spanning a block that is bounded by 5th Avenue North (west), Madison Street (north), and 4th Avenue North (east). The site includes several parcels and is vacant with surface parking areas covering the northern portion. Jefferson Street is identified as an arterial-boulevard and 5th Avenue North is identified as a collector-avenue by the Major and Collector Street Plan (MCSP). The surrounding area along this portion of the Jefferson Street corridor includes primarily multi-family development on the north side, and multi-family, non-residential, and institutional uses on the south side.

This site is located within the Germantown Historic Preservation District, near the southeastern boundary. The historic overlay includes properties located on the north side of Jefferson Street, south of Hume Street and east of Rosa Parks Boulevard.

Site Plan

The SP proposes a mixed use development with non-residential uses and a maximum of 30 multi-family units. The plan identifies commercial, office, and residential uses but also refers to an SP land use table for additional non-residential uses. Short Term Rental Property (STRP) owner occupied and not-owner occupied are prohibited. The maximum FAR is proposed to be 2.0, excluding floor area used for parking.

The plan identifies a non-residential building along Jefferson Street with commercial uses on the ground floor and office uses on the upper floors. The building wraps the southern corners of 4th Ave. N. and 5th Ave. N., leading to an

internal parking garage that is located mid-site. The north end of the parking garage is wrapped with residential townhomes spanning the south side of Madison Street. Two smaller buildings, proposed with ground floor commercial and upper level residential, are located on either end of the townhome units and wrap the northern corners of 5th Ave. N. and 4th Ave. N. Access into the garage is provided from 5th Ave. N. and 4th Ave. N. The garage is three stories, with one level below grade and two levels above grade. Per the applicant, rooftop parking will not be visible from Madison Street.

The maximum height is proposed to be 3 stories in 50 feet, with a stepback to a maximum overall height of 4 stories in 70 feet. The height is proposed to be the tallest on the south end of the development, where the commercial/office building is located along Jefferson Street. This building is proposed to be a maximum of 4 stories and includes varying stepbacks at different heights proposed between the ground floor commercial and the upper floors. The stepbacks are provided along the front of the building and near the corners. One example of this is at the corner of 4th Ave. N. and Jefferson Street, where the façade is stepped back above the ground floor commercial and includes a rooftop patio. On the northern end of the development, the townhomes located along Madison Street and the adjacent commercial/residential buildings range from 2 to 3 stories. The townhome units are proposed with direct pedestrian entrances to the public sidewalk on Madison Street, and the mixed use buildings include stepbacks at the corners. Conceptual architectural elevations with proposed maximum heights have been incorporated into the preliminary SP. Architectural standards, including materials and glazing, are included in the plan.

Jefferson Street will be improved per the Major and Collector Street Plan (MCSP) requirements, with the exception of a lay by lane that NDOT is recommending be removed. The improvements located along 5th Ave. N., 4th Ave. N., and Madison Street will include on-street parking, sidewalks and planting strips. Final configuration and cross section details will be determined by NDOT and Planning at final site plan.

As this site is located within the Germantown Historic Preservation District and the Phillips-Jackson Street Redevelopment District, recommendations from the Metro Historic Zoning Commission and the Metro Development Housing Authority are required. The MHZC has recommended approval of the scale and massing with conditions, and MDHA has recommended approval of the development concept. Should this SP be approved by Metro Council, final approvals will be required from MHZC and MDHA in the future.

NORTH NASHVILLE COMMUNITY PLAN

T4 Urban Mixed Use Neighborhood (T4 MU) is intended to maintain, enhance, and create urban, mixed use neighborhoods with a development pattern that contains a variety of housing along with mixed use, commercial, institutional, and even light industrial development. T4 MU areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways, and existing or planned mass transit.

ANALYSIS

The plan proposes a mixed use development in an established urban neighborhood that is generally in keeping with the surrounding development pattern, consistent with the goals of the T4 MU policy. The maximum building height may be slightly taller than some of the surrounding multi-family developments located along the corridor, but the form and massing is articulated with stepbacks and other treatments that are effective in providing an enhanced pedestrian experience. Additionally, the site is located across the street from properties in the T6, Downtown Capitol, policy on the south side of Jefferson Street, which is a higher intensity policy area. On the north end of the development, the scale decreases in a manner that complements the surrounding pattern along and north of Madison Street.

The development frames the corridor with active uses and provides street level interaction along the majority of the building frontage, with the exception of areas needed for vehicular access and loading along 4th and 5th Ave. N. Because the site has public street frontage on all sides without the benefit of an alley network, and the garage will also need to accommodate access for service and deliveries, staff finds the remainder of the frontage, which is wrapped by commercial and resident uses, to be appropriate. Additionally, the mixed-use component will provide the opportunity for goods and services in proximity to the surrounding residents. Staff recommends that Animal Hospital and Kennel/Stable uses be removed from the list of permitted uses, given the surrounding context. As conditioned, staff finds the proposed plan to consistent with the T4 MU policy.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Limited building detail, and/ or building construction information provided. Construction must meet all applicable building and fire codes. Any additional fire code or access issues will be addressed during the construction permitting process. Future development or construction may require changes to meet adopted fire and building codes.

HISTORIC ZONING RECOMMENDATION

Approve

- The MHZC unanimously recommends approval of the massing/scale and with the condition that the project returns to the MHZC for final approval of the details.

STORMWATER RECOMMENDATION

Approve with conditions

- Add Preliminary Note to plans: Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Stormwater approval / comments only. The final lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.
- Must comply with all regulations in the Stormwater Management Manual at the time of final submittal.

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. Public and/or private Water and Sanitary Sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval. The approved construction plans must match the Final Site Plan/SP plans. Submittal of an availability study is required before the Final SP can be reviewed. Once this study has been submitted, the applicant will need to address any outstanding issues brought forth by the results of this study. A minimum of 30% W&S Capacity must be paid before issuance of building permits.

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- Final constructions plans shall comply with the design regulations established by NDOT. Final design and improvements may vary based on actual field conditions. On final:
- Remove lay-by lane on Jefferson.
- NDOT is agreeable to continue to work with applicant on minimizing loading curb cuts.
- Madison, 4th, 5th roadway sections: provide 10 ft. minimum travel lane widths.
- Comply w/ NDOT traffic comments.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Prior to final, re-configure lane tapers on 4th and 5th Ave to meet an AASHTO specification. If extended tapers can not be met per AASHTO, consider removing remaining 2 on-street parking spaces(on 4th and 5th) to accommodate more travel lane width and maneuvering for drivers.

Maximum Uses in Existing Zoning District: **IR**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	0.61	0.6 F	15,943 SF	71	3	3

Maximum Uses in Existing Zoning District: **CS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	1.80	0.6 F	47,045 SF	1,776	44	179

Maximum Uses in Existing Zoning District: **OR20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (221)	0.27	20 D	5 U	26	1	3

Maximum Uses in Existing Zoning District: **OR20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	0.27	0.8 F	9,409 SF	107	35	12

Maximum Uses in Proposed Zoning District: **SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (221)	2.95	-	30 U	162	11	14

Maximum Uses in Proposed Zoning District: **SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	2.95	-	115,000 SF	1,215	135	130

Maximum Uses in Proposed Zoning District: **SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	2.95	-	13,000 SF	491	13	50

Maximum Uses in Proposed Zoning District: **SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Grocery (850)	2.95	-	37,000 SF	3,836	142	372

Traffic changes between maximum: **IR/CS/OR20 and SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+3,724	+218	+369

METRO SCHOOL BOARD REPORT

Given the mix of uses permitted, the number of residential units ultimately built on site may vary and an assumption as to impact at this point is premature.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

- Permitted uses shall be limited to non-residential uses as specified in the SP land use table and a maximum of 30 multi-family residential units. Short Term Rental Property (STRP) owner-occupied and not owner-occupied shall be prohibited.
- Maximum height shall be 3 stories in 50 feet, with a building stepback to a maximum overall height of 4 stories in 70 feet, excluding rooftop mechanical equipment and associated screening, subject to final approval by the MHZC. Minor modifications may be permitted at final SP to be consistent with the final architectural elevations approved by the MHZC.
- On the corrected copy, remove Animal Hospital and Kennel/Stable from the list of permitted uses.
- On the corrected copy, remove the MUG-A reference from the SP Overview.
- Final alignment and cross section details to be determined by NDOT and Planning at final SP. Changes to the plan to accommodate requirements of NDOT may be required at the final SP.
- Parking shall comply with Metro Zoning Code requirements.
- All private drives, access, and open spaces shall include public access easements, which shall be included on the final site plan. Prior to final site plan approval, provide easement documentation.
- Comply with all conditions and requirements of Metro reviewing agencies.
- With the submittal of the final site plan, provide architectural elevations complying with all architectural standards outlined on the preliminary SP for review and approval.
- A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
- If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
- The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.

13. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
14. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Property Owners' Association.
15. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
16. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any of any building permits.

Approve with conditions disapprove without all conditions. (6-0-1)

Resolution No. RS2022-06

"BE IT RESOLVED by The Metropolitan Planning Commission that 2022SP-006-001 is approved with conditions and disapproved without all conditions. (6-0-1)

CONDITIONS

1. Permitted uses shall be limited to non-residential uses as specified in the SP land use table and a maximum of 30 multi-family residential units. Short Term Rental Property (STRP) owner-occupied and not owner-occupied shall be prohibited.
2. Maximum height shall be 3 stories in 50 feet, with a building setback to a maximum overall height of 4 stories in 70 feet, excluding rooftop mechanical equipment and associated screening, subject to final approval by the MHZC. Minor modifications may be permitted at final SP to be consistent with the final architectural elevations approved by the MHZC.
3. On the corrected copy, remove Animal Hospital and Kennel/Stable from the list of permitted uses.
4. On the corrected copy, remove the MUG-A reference from the SP Overview.
5. Final alignment and cross section details to be determined by NDOT and Planning at final SP. Changes to the plan to accommodate requirements of NDOT may be required at the final SP.
6. Parking shall comply with Metro Zoning Code requirements.
7. All private drives, access, and open spaces shall include public access easements, which shall be included on the final site plan. Prior to final site plan approval, provide easement documentation.
8. Comply with all conditions and requirements of Metro reviewing agencies.
9. With the submittal of the final site plan, provide architectural elevations complying with all architectural standards outlined on the preliminary SP for review and approval.
10. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
11. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
12. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
13. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
14. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Property Owners' Association.
15. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
16. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any of any building permits.

29. 2021Z-111PR-001

BL2021-954/Jennifer Gamble
Council District 03 (Jennifer Gamble)
Staff Reviewer: Amelia Lewis

A request to rezone from SP to AR2a property located at 5000, 5010 and 5012 Clarksville Pike, approximately 2,400 feet northwest of Lloyd Road (32.15 acres), requested by Councilmember Jennifer Gamble, applicant; Wilmore Properties, LLC, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from SP-MU to AR2a.

Zone Change

A request to rezone from Specific Plan (SP) to Agricultural/Residential (AR2a) property located at 5000, 5010 and 5012 Clarksville Pike, approximately 2,400 feet northwest of Lloyd Road (32.15 acres).

Existing Zoning

Specific Plan-Mixed Use (SP-MU) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes residential uses in addition to office and/or commercial uses.

Proposed Zoning

Agricultural/Residential (AR2a) requires a minimum lot size of two acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per two acres. The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan. *AR2a would permit a maximum of 13 lots with three duplex lots for a total of 16 units based solely on a minimum lot size of 2 acres as required by the zoning. This calculation does not account for infrastructure, road layout, functional lot configuration, or meeting all requirements of the Metro Subdivision Regulations.*

BORDEAUX – WHITES CREEK – HAYNES TRINITY COMMUNITY PLAN

T2 Rural Countryside (T2 RCS) is intended to maintain rural character as a permanent choice for living within Davidson County and not as a holding or transitional zone for future urban development. T2 RCS areas have an established development pattern of very low-density residential development, secondary agricultural uses, and institutional land uses. The primary purpose is to maintain the area’s rural landscape.

T2 Rural Maintenance (T2 RM) is intended to maintain rural character as a permanent choice for living within Davidson County and not as a holding or transitional zone for future urban development. T2 RM areas have established low-density residential, agricultural, and institutional development patterns. Although there may be areas with sewer service or that are zoned or developed for higher densities than is generally appropriate for rural areas, the intent is for sewer services or higher density zoning or development not to be expanded.

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands, and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed.

ANALYSIS

At the June 24, 2021, Planning Commission meeting the Commission found the existing SP on the site to be inactive and advised council to rezone. In the staff report by Planning for the periodic review potential zoning districts were outlined, including AR2a.

Metro Council approved the preliminary plan for the Cove at White’s Creek Specific Plan in 2010 for a mixed-use development with 215 multi-family units, 7,500 square feet of commercial use, and 7,500 square feet of office use. With the request for the SP, a policy change was also requested and approved on the site to change the policy to Suburban Neighborhood Evolving (T3 NE) and Conservation (CO). In 2015, with the adoption of the Bordeaux – Whites Creek – Haynes Trinity Community Plan, the policies on the site were changed to the current policies on the site: CO, T2 RM, and T2 RCS.

With an inactivity review, the staff is required to review the SP to determine if the approved plan is consistent with the current policy on the site. The Planning Commission determined that the SP was not consistent with the existing rural policies on the site. The proposed AR2a zoning on the site is consistent with the intent of the rural policies on the site.

FIRE RECOMMENDATION
Approve

Maximum Uses in Existing Zoning District: **SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	32.15	-	215 U	2,103	157	211

Maximum Uses in Existing Zoning District: **SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	32.15	-	7,500 SF	283	7	29

Maximum Uses in Existing Zoning District: **SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	32.15	-	7,500 SF	86	34	10

Maximum Uses in Proposed Zoning District: **AR2a**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
One and Two-Family Residential* (210)	32.15	0.5 D	20 U	237	19	22

*Based on two-family lots

Traffic changes between maximum: **SP and AR2a**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-2,235	-179	-228

METRO SCHOOL BOARD REPORT

Projected student generation existing SP-MU district: **17 Elementary 13 Middle 10 High**

Projected student generation proposed AR2a district: **1 Elementary 1 Middle 1 High**

The proposed AR2a zoning district is expected to generate 37 fewer students than the existing zoning districts. Students would attend Cockrill Elementary School, McKissack Middle School, and Pearl-Cohn High School. All three schools are identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (7-0)

Resolution No. RS2022-07

“BE IT RESOLVED by The Metropolitan Planning Commission that 2021Z-111PR-001 is approved. (7-0)

30. 2021Z-118PR-001

Council District 02 (Kyonzté Toombs)

Staff Reviewer: Abbie Rickoff

A request to rezone from R8 to RM40-A-NS zoning for property located at 2122 Buena Vista Pike, approximately 350 feet northeast of Resha Lane (1.68 acres), requested by Benesch, applicant; James Reese, owner.

Staff Recommendation: Approve with recommendation that staff further evaluate the area's land use policies in the future to determine appropriate infrastructure needs.

APPLICANT REQUEST

Zone change from R8 to RM40A-NS.

Zone Change

A request to rezone from One and Two-Family Residential (R8) to Multi-Family Residential-Alternative-No STRP (RM40-A-NS) zoning for property located at 2122 Buena Vista Pike, approximately 350 feet northeast of Resha Lane (1.68 acres).

Existing Zoning

One and Two-Family Residential (R8) requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25 percent duplex lots. *R8 would permit a maximum of 7 lots with 1 duplex lot for a total of 8 units. Application of the Subdivision Regulations may result in fewer units. Metro Codes provides final determinations on duplex eligibility.*

Proposed Zoning

Multi-Family Residential-Alternative-No STRP (RM40-A-NS) is intended for single-family, duplex, and multi-family dwellings at a density of 40 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. The -NS designation prohibits Short Term Rental Property – Owner Occupied and Short Term Rental Property - Not-Owner Occupied uses from the district. *RM40-A-NS would permit a maximum of 67 units.*

BORDEAUX-WHITES CREEK-HAYNES TRINITY COMMUNITY PLAN

T4 Urban Neighborhood Evolving (T4 NE) is intended to create and enhance urban residential neighborhoods that provide more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate to high density development patterns with shallow setbacks and minimal spacing between buildings. T4 NE areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. T4 NE policy may be applied either to undeveloped or substantially under-developed "greenfield" areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network and block structure and proximity to centers and corridors.

Supplemental Policy

This site is located within the Haynes Trinity Small Area Plan area of the Bordeaux-Whites Creek-Haynes Trinity Community Plan area. The intent of the supplemental policy is to create and enhance neighborhoods with greater housing choice, improved connectivity, and more creative, innovative, and environmentally sensitive development techniques. The policy calls for improvement of the existing street, sidewalk, bikeway, and stormwater infrastructure to T4 Urban Transect standards through new private-sector development.

SITE AND CONTEXT

The vacant site comprises 1.68 acres and is located mid-block on the south side of Buena Vista Pike, northeast of Clarksville Pike. Buena Vista Pike and Clarksville Pike are arterial-boulevards designated by the Major and Collector Street Plan (MCSP). Cliff Drive is an L-shaped road located to the south that bends to the north and connects to Buena Vista Pike, east of the site. The Cumberland River is located south of properties which front onto Cliff Drive. Surrounding properties to the north and south are primarily zoned R8, with the exception of two parcels, located to the southeast at the corner of Cliff Drive, that were recently rezoned to RM15-A-NS. Adjacent properties to the west have been zoned RM40, Multi-Family Residential, since 2001. The adjacent parcel to the east has been zoned CN, Commercial Neighborhood, since 2002. The development pattern east of the CN-zoned property and wrapping the remainder of the Cliff Drive block includes primarily one and two-family residential uses. Transportation connectivity in the area is limited due to geographic barriers, such as the Cumberland River, large undeveloped tracts of land, and topographically challenged areas, contributing to an incomplete street system within the community.

ANALYSIS

The site is located Urban Neighborhood Evolving (T4 NE) policy, within the Haynes Trinity Small Area Plan. The Haynes Trinity Small Area Plan includes a supplemental mobility policy with a network of proposed street connections

to enhance the block structure and support the additional intensity expected by the T4 NE policy. The mobility policy reflects the community's needs to provide a strong and cohesive block structure and a highly connected street system with sidewalks, bikeways, and transit facilities.

At this site, the mobility plan identifies a future north/south street that connects Buena Vista Pike to Cliff Drive along the western boundary, and an east/west street that wraps the southern boundary and continues to the east. A future alley runs through the center of the site, connecting to the future streets. The future road/alley network continues to the east, on either side of Buena Vista Pike, resulting in an urban grid form that is anticipated to connect to the broader network within and outside of the Haynes Trinity community. The supplemental policy envisioned that the area would accommodate additional density in concert with the installation of infrastructure, specifically an integrated road and alley network that would accommodate increased capacity.

Given the site's adjacency to an RM40-zoned property to the west and a CN-zoned property to the east, application of RM40-A-NS may be appropriate in this instance although staff would note that future rezonings may be limited along the block, as more properties redevelop. Staff has recently heard concerns from the neighborhood on the policy's proposed road network, particularly the Cliff Drive connection proposed along the southern boundary. Therefore, if this property is rezoned, staff recommends further evaluation of the area's land use policies to determine appropriate infrastructure needs and if the current policies need to be scaled back to reflect the reevaluated road network.

FIRE MARSHAL RECOMMENDATION
Approve

NASHVILLE DOT COMMENT

A traffic study may be required at permit. Further rezoning to this intensity in the immediate area is likely inappropriate without the infrastructure as outlined in the Haynes Trinity Plan.

Maximum Uses in Existing Zoning District: **R8**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
One and Two-Family Residential* (210)	1.68	5.445 D	11 U	136	12	13

*Based on two-family lots

Maximum Uses in Proposed Zoning District: **RM40-A-NS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential 3-10 (221)	1.68	40 D	67 U	363	23	30

Traffic changes between maximum: **R8 and RM40-A-NS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+56 U	+227	+11	+17

METRO SCHOOL BOARD REPORT

Projected student generation existing R8 district: 1 Elementary 1 Middle 1 High

Projected student generation proposed RM40-A-NS district: 11 Elementary 5 Middle 4 High

The proposed RM40-A-NS zoning district is expected to generate 17 additional students than what is typically generated under the existing R8 zoning district. Students would attend Cumberland Elementary School, Haynes Middle School, and Whites Creek High School. All three schools have been identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval of RM40-A-NS and further evaluation of the area's land use policies in the future to determine appropriate infrastructure needs.

Approve with recommendation that staff evaluate the area's land use policies in the future to determine appropriate infrastructure needs. (7-0)

Resolution No. RS2022-08

"BE IT RESOLVED by The Metropolitan Planning Commission that 2021Z-118PR-001 is approved with recommendation that staff evaluate the area's land use policies in the future to determine appropriate infrastructure needs. (7-0)

31. 2021Z-128PR-001

Council District 20 (Mary Carolyn Roberts)

Staff Reviewer: Abbie Rickoff

A request to rezone from R6 to RM15-A zoning for property located at 824 Watts Lane, approximately 430 feet southeast of Charlotte Pike (1.2 acres), requested by HR Investments, applicant; Melvin Meadows et ux, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from R6 to RM15-A.

Zone Change

A request to rezone from One and Two-Family Residential (R6) to Multi-Family Residential-Alternative (RM15-A) zoning for property located at 824 Watts Lane, approximately 430 feet southeast of Charlotte Pike (1.2 acres).

Existing Zoning

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of 7 cluster lots with 1 duplex lot for a total of 8 units. Application of the Subdivision Regulations may result in fewer units. Metro Codes would provide a final determination on duplex eligibility.*

Proposed Zoning

Multi-Family Residential-Alternative (RM15-A) is intended for single-family, duplex, and multi-family dwellings at a density of 15 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *RM15-A would permit a maximum of 18 units.*

WEST NASHVILLE COMMUNITY PLAN

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 NE policy may be applied either to undeveloped or substantially under-developed "greenfield" areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network, block structure, and proximity to centers and corridors. T3 NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

SITE AND CONTEXT

The site comprises 1.2 acres and is located on the north side of Watts Lane, west of Neighborly Avenue. The property contains residential uses and is adjacent to properties that have developed with multi-family residential and non-residential uses in the OR20, R6, and CS zoning districts. The surrounding non-residential uses wrap the western boundary and continue along Charlotte Pike, located approximately 500 feet to the west. The south side of Watts Lane includes properties that have developed with two-family and multi-family residential uses. Properties located to the southeast, at the intersection of Watts Lane and Neighborly Avenue, were rezoned from R6 to RM15-A in 2019.

ANALYSIS

The proposed RM15-A zoning is consistent with the T3 NE policy at this location. The properties are located in proximity to Charlotte Pike, an arterial-boulevard identified by the Major and Collector Street Plan (MCSP). Charlotte Pike is served by an existing MTA bus route that includes a bus stop located approximately 0.15 miles from the site. The site is also adjacent to properties in the T3 CM, Suburban Mixed Use Corridor policy, a higher intensity policy area that supports residential and non-residential development along suburban corridors, to the immediate west. An RM15-level intensity zoning district is consistent with the T3 NE policy and with the surrounding developed context. The standards for building placement, parking and access included in the RM15-A district would improve the relationship of development to the street, enhancing the neighborhood, consistent with the goals of the T3 NE policy.

FIRE MARSHAL RECOMMENDATION
Approve

Maximum Uses in Existing Zoning District: **R6**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
One and Two-Family Residential* (210)	1.20	7.260 D	10 U	125	12	11

*Based on two-family lots

Maximum Uses in Proposed Zoning District: **RM15**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (221)	1.20	15 D	18 U	96	7	8

Traffic changes between maximum: **R8 and RM15**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+8 U	-29	-5	-3

METRO SCHOOL BOARD REPORT

Projected student generation existing R6 district: **1 Elementary 1 Middle 1 High**

Projected student generation proposed RM15-A district: **2 Elementary 2 Middle 1 High**

The proposed RM15-A zoning district is expected to generate 2 additional students than what is typically generated under the existing R6 zoning district. Students would attend Charlotte Park Elementary School, H.G. Hill Middle School, and Hillwood High School. While only two additional students are projected for H.G. Hill Middle School, it should be noted that the school is currently over capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (7-0)

Resolution No. RS2022-09

"BE IT RESOLVED by The Metropolitan Planning Commission that 2021Z-128PR-001 is approved. (7-0)

32. 2022Z-001PR-001

Council District 30 (Sandra Sepulveda)

Staff Reviewer: Seth Harrison

A request to rezone from OL to MUL-A-NS zoning for property located at 339 Wallace Road, approximately 210 feet west of Hopedale Drive (2.17 acres), requested by Wamble & Associates, applicant; Dialysis Clinic, Inc., owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from OL to MUL-A-NS

Zone Change

A request to rezone from Office Limited (OL) to Mixed Use Limited-Alternative-No Short-Term Rentals (MUL-A-NS) zoning for property located at 339 Wallace Road, approximately 210 feet west of Hopedale Drive (2.17 acres).

Existing Zoning

Office Limited (OL) is intended for moderate intensity office uses.

Proposed Zoning

Mixed Use Limited-Alternative-No Short-Term Rentals (MUL-A-NS) is intended for a moderate intensity mixture of residential, retail, restaurant, and office uses and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards.

SOUTHEAST COMMUNITY PLAN

T4 Urban Community Center (T4 CC) is intended to maintain, enhance and create urban community centers that contain commercial, mixed use, and institutional land uses, with residential land uses in mixed use buildings or serving as a transition to adjoining Community Character Policies. T4 Urban Community Centers serve urban communities generally within a 5 minute drive or a 5 to 10 minute walk. T4 CC areas are pedestrian friendly areas, generally located at intersections of prominent urban streets. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle, and vehicular connectivity.

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands, and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed.

ANALYSIS

The 2.17 acres site is located on the south side of Wallace Road, a collector as determined by the Major and Collector Street Plan. Currently, the site is vacant with access via a driveway from Wallace Road. The surrounding zoning is comprised of OL, RM15, and RS10, with uses of single-family, multi-family, and medical offices.

The site is comprised of two policies, T4 CC and CO. The CO portion of the site is located along the south side and consists of a small area of slopes greater than 20%. T4 CC is intended to provide services and uses that would support the surrounding residential uses. MUL-A-NS is a mixed-use district that can provide commercial services for the surrounding area, as well as residential uses. This is proposed as an alternative and no short-term rental zoning designation. Therefore, certain design criteria must be followed in the building process and no short-term rentals would be allowed on the site. Due to the surrounding uses, proposed zoning, and Wallace Road designation as a collector, MUL-A-NS would be consistent with T4 CC.

Maximum Uses in Existing Zoning District: **OL**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	2.17	0.75 F	70,894 SF	760	93	82

Maximum Uses in Proposed Zoning District: **MUL-A-NS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (221)	1.09	1.0 F	47 U	254	16	21

Maximum Uses in Proposed Zoning District: **MUL-A-NS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	0.54	1.0 F	23,522 SF	888	22	90

Maximum Uses in Proposed Zoning District: **MUL-A-NS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (932)	0.54	1.0 F	23,522 SF	2,639	234	229

Traffic changes between maximum: **OL and MUL-A-NS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+3,021	+179	+258

METRO SCHOOL BOARD REPORT

The mix of uses could vary and assumption of impact at this point is premature. Students would attend Norman Binkley Elementary School, Croft Middle School, and Overton High School. Overton High School is identified as being over capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (6-0-1)

Resolution No. RS2022-10

"BE IT RESOLVED by The Metropolitan Planning Commission that 2021Z-001PR-001 is approved. (6-0-1)

33. 2022Z-002PR-001

Council District 19 (Freddie O'Connell)
Staff Reviewer: Amelia Lewis

A request to rezone from R6-A to RM-15-A-NS zoning for properties located at 1401 and 1403 Hawkins Street, at the corner of Hawkins Street and 14th Ave S (0.44 acres), requested by Jonathan Graepel, applicant; Jonathan Graepel and Millbaum & Bernstein Series, LLC, owners.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from R6-A to RM15-A-NS.

Zone Change

A request to rezone from One and Two-Family Residential – Alternative (R6-A) to Multi-Family Residential – Alternative – No Short Term Rentals (RM-15-A-NS) zoning for properties located at 1401 and 1403 Hawkins Street, at the corner of Hawkins Street and 14th Ave S (0.44 acres).

Existing Zoning

One and Two-Family Residential – Alternative (R6-A) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of three lots with three duplex lots for a total of six units. This calculation is based on acreage alone and does not account for compliance with the Subdivision Regulations.*

Proposed Zoning

Multi-Family Residential – Alternative – No Short Term Rentals (RM15-A-NS) is intended for single-family, duplex, and multi-family dwellings at a density of 15 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *RM15-A would permit a maximum of seven units. The -NS designation prohibits short term rental property, owner occupied and short term rental property, not owner occupied.*

GREEN HILLS - MIDTOWN COMMUNITY PLAN

T4 Urban Neighborhood Evolving (T4 NE) is intended to create and enhance urban residential neighborhoods that provide more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate to high density development patterns with shallow setbacks and minimal spacing between buildings. T4 NE areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. T4 NE policy may be applied either to undeveloped or substantially under-developed "greenfield" areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network and block structure and proximity to centers and corridors.

ANALYSIS

The 0.44 acre site is located at the southwest intersection of Hawkins Street and 14th Avenue South. The site has frontage along both streets. Alley 425 abuts the southern property line of the site. The site has been developed with an existing quadplex and duplex for a total of six units currently on the site. The surrounding parcels are primarily zoned R6-A and have been developed with a mix of one and two-family residential uses.

The site is within the Urban Neighborhood Evolving Policy (T4 NE) and along the border of the Urban Neighborhood Maintenance Policy (T4 NM). The proposed zoning district is in keeping with residential character of the surrounding neighborhood and is consistent with the intent of the policy to provide moderate to high density residential development. There are several unique features of the site that support the request rezoning districts including the location in relation to centers and corridors, the location on the block, the size of the site, the existing development on the site, and the environmental conditions on the site. The site is located between the Gulch and Music Row, two prominent mixed-use, urban neighborhoods. The site is nearly half an acre located on the corner of an intersection, with ample street frontage and alley access to the rear of the site. There are no sensitive environmental features on the site. Additionally, a similar number of units could be achieved through subdivision.

Maximum Uses in Existing Zoning District: R6-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
One and Two-Family Residential* (210)	0.44	7.260 D	6 U	78	9	7

*Based on two-family lots

Maximum Uses in Proposed Zoning District: RM15

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential 3-10 (221)	0.44	15 D	7 U	36	3	3

Traffic changes between maximum: R6-A and RM15

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+1 U	-42	-6	-4

METRO SCHOOL BOARD REPORT

Projected student generation existing R6-A district: 0 Elementary 0 Middle 0 High

Projected student generation proposed RM15-A-NS district: 0 Elementary 0 Middle 0 High

The proposed RM15-A-NS zoning is not expected to generate any additional students than the existing R6-A zoning. Students would attend Eakin Elementary School, West End Middle School, and Hillsboro High School. All three schools are identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (7-0)

Resolution No. RS2022-11

“BE IT RESOLVED by The Metropolitan Planning Commission that 2021Z-002PR-001 is approved. (7-0)

34. 2022Z-004PR-001

Council District 05 (Sean Parker)

Staff Reviewer: Abbie Rickoff

A request to rezone from RS5 to R6-A zoning for properties located at 1008 and 1010 Douglas Avenue, approximately 450 feet west of Gallatin Avenue (0.34 acres), requested by Sapphire Development Group, LLC, applicant; Roger Pilkinton, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from RS5 to R6-A.

Zone Change

A request to rezone from Single-Family Residential (RS5) to One and Two-Family Residential-Alternative (R6-A) zoning for properties located at 1008 and 1010 Douglas Avenue, approximately 450 feet west of Gallatin Avenue (0.34 acres).

Existing Zoning

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of two units.*

Proposed Zoning

One and Two-Family Residential-Alternative (R6-A) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre, including 25 percent duplex lots, and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *R6-A would permit a maximum of two duplex lots for a total of four units. The Codes Department provides final determinations of duplex eligibility.*

EAST NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Evolving (T4 NE) is intended to create and enhance urban residential neighborhoods that provide more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate to high density development patterns with shallow setbacks and minimal spacing between buildings. T4 NE areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. T4 NE policy may be applied either to undeveloped or substantially under-developed “greenfield” areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network and block structure and proximity to centers and corridors.

SITE AND CONTEXT

The 0.34-acre site includes two equally sized lots, located on the south side of Douglas Avenue, west of Gallatin Avenue. The site includes residential uses, which continue along the south side of Douglas Avenue. Alley #711 forms the rear boundary, spanning to the west, beyond Bailey Street. Directly south of the rear alley is a commercial SP development which has developed with non-residential uses, including a self-service storage facility at the rear. The residential land use pattern along Douglas Avenue transitions to the north and east, where non-residential uses are located closer to the Gallatin Avenue corridor. The Auto Diesel College is located opposite the site, on the north side of Douglas Avenue.

ANALYSIS

The requested R6-A zoning is supported by the T4 NE policy at this location. The site is located along Douglas Avenue, a collector-avenue identified by the Major and Collector Street Plan (MCSP), in proximity to Gallatin Avenue, an arterial-boulevard identified by the MCSP, where additional residential intensity would be appropriate. The site is also served by a rear alley, providing enhanced access management and supporting an urban development pattern.

The proposed zoning allows for one or two-family residential uses, which would increase housing choice in the area. The site is in proximity to non-residential uses, including the Auto Diesel College across the street and the commercial development located behind the site, located in higher intensity mixed use and non-residential policy areas. The R6-A zoning district will incorporate additional housing options into the neighborhood, providing an appropriate transition from the higher intensity policy areas to the surrounding residential areas located along Douglas Avenue. The standards for building placement, parking and access included in the R6-A district would also improve the relationship of development to the street, creating a more walkable neighborhood consistent with the goals of the T4 NE policy.

Maximum Uses in Existing Zoning District: **RS5**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.37	8.712 D	3 U	41	7	3

Maximum Uses in Existing Zoning District: **R6-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
One and Two-Family Residential* (210)	0.37	7.260 D	4 U	54	8	5

*Based on two-family lots

Traffic changes between maximum: **RS5 and R6-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+1 U	+13	+1	+2

METRO SCHOOL BOARD REPORT

Projected student generation existing RS5 zoning districts: 0 Elementary 0 Middle 0 High

Projected student generation proposed R6-A district: 0 Elementary 0 Middle 0 High

The proposed R6-A zoning is not expected to generate any additional students beyond the existing RS5 zoning. Students would attend Hattie Cotton Elementary School, Jere Baxter Middle School, and Maplewood High School. All three schools have been identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (7-0)

Resolution No. RS2022-12

“BE IT RESOLVED by The Metropolitan Planning Commission that 2022Z-004PR-001 is approved. (7-0)

35. 2022Z-006PR-001

Council District 02 (Kyonzté Toombs)

Staff Reviewer: Logan Elliott

A request to rezone from R10 to RM15-A zoning for property located at 2106 Courtney Avenue, approximately 150 feet east of Clarksville Pike (0.4 acres), requested by Duane Cuthbertson, applicant; Herman Marks, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from R10 to RM15-A.

Zone Change

A request to rezone from One and Two-Family Residential (R10) to Multi-Family Residential-Alternative (RM15-A) zoning for property located at 2106 Courtney Avenue, approximately 150 feet east of Clarksville Pike (0.4 acres).

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of 1 duplex lots for a total of 2 units.*

Proposed Zoning

Multi-Family Residential (RM15-A) is intended for single-family, duplex, and multi-family dwellings at a density of 15 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *RM15-A would permit a maximum of 6 units.*

BORDEAUX - WHITES CREEK - HAYNES TRINITY COMMUNITY PLAN

T3 Suburban Mixed Use Corridor (T3 CM) is intended to enhance suburban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor. T3 CM areas are located along pedestrian friendly, prominent arterial-boulevard and collector-avenue corridors that are served by multiple modes of transportation and are designed and operated to enable safe, attractive, and comfortable access and travel

for all users. T3 CM areas provide high access management and are served by highly connected street networks, sidewalks, and existing or planned mass transit.

SITE

The application includes a single parcel comprising approximately 0.4 acres located on the south side of Courtney Avenue. Courtney Avenue is a local street, and the subject property is one parcel to the east from Clarksville Pike, an Arterial Boulevard in the Major and Collector Street Plan. The site currently contains a single-family use and the site is surrounded by single-family, two-family, multi-family, auto-parking, commercial, and institutional land uses. The subject property is located on the edge of the T3 CM policy area and is adjacent to Suburban Neighborhood Evolving (T3 NE) policy.

ANALYSIS

Staff finds the proposed zoning district to be consistent with the intent of T3 CM policy to provide higher-density residential development along the Clarksville Pike corridor. The property does not have actual frontage onto the corridor, therefore, staff supports the proposed zoning district as it's a more moderate density given the zoning districts listed as potentially appropriate in the Community Character Manual (CCM) for the T3 CM policy. The proposed zoning would permit an incremental increase in density from the existing and adjacent zoning on Courtney Avenue. The proposed alternative standards are consistent with guidance provided in the CCM for the T3 CM policy.

FIRE RECOMMENDATION

Approve

Maximum Uses in Existing Zoning District: **R10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
One and Two-Family Residential* (210)	0.40	4.356 D	2 U	28	7	2

*Based on two-family lots

Maximum Uses in Proposed Zoning District: **RM15**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (221)	0.40	15 D	6 U	31	3	3

Traffic changes between maximum: **R10 and RM15**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+4 U	+3	-4	+1

METRO SCHOOL BOARD REPORT

Projected student generation existing R10 district: 0 Elementary 0 Middle 0 High

Projected student generation proposed RM15-A district: 1 Elementary 0 Middle 0 High

The proposed R8 zoning is expected to generate no additional students than the existing RS7.5 zoning. Students would attend Cumberland Elementary School, Haynes Middle School, and Whites Creek High School. All three schools are identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (7-0)

Resolution No. RS2022-13

“BE IT RESOLVED by The Metropolitan Planning Commission that 2022Z-006PR-001 is approved. (7-0)

36. 2021CDO-001-001
CLARKSVILLE PIKE CORRIDOR DESIGN OVERLAY

BL2022-1057

Council District 02 (Kyonzté Toombs); 21 (Brandon Taylor)

Staff Reviewer: Seth Harrison

A request to apply a Corridor Design Overlay District to various properties located along Clarksville Pike and Dr D B Todd Jr Boulevard, from Abernathy Road southward to Buchanan Street, zoned CS, CL, MUL, R6, MUL, MUL-A, MUG-A, SP, OL and OR20 and partially located within a Planned Unit Development Overlay District (176.03 acres), requested by Councilmember Kyonzté Toombs and Councilmember Brandon Taylor, applicants; various owners.

Staff Recommendation: Approve with a substitute ordinance.

APPLICANT REQUEST

Apply a Corridor Design Overlay to a portion of Clarksville Pike.

Corridor Design Overlay

A request to apply a Corridor Design Overlay District to various properties located along Clarksville Pike and Dr D B Todd Jr Boulevard, from Abernathy Road southward to Buchanan Street, zoned Commercial Service (CS), Commercial Limited (CL), Mixed Use Limited (MUL), Single-Family Residential (RS5), One and Two-Family Residential (R6 & R10) Mixed Use Limited – Alternative (MUL-A), Mixed Use General – Alternative (MUG-A), Specific Plan (SP), Office Limited (OL), Office/Residential (OR20), Office/Residential – Alternative (OR20-A), Shopping Center Neighborhood (SCN), Industrial Warehousing/Distribution (IWD) and partially located within a Planned Unit Development Overlay District (176.03 acres).

Proposed Zoning

Corridor Design Overlay District (CDO) is an overlay intended to provide incremental improvements to the aesthetics of Nashville's commercial districts and corridors. The CDO provides standards for signage, landscaping, and materials that are derived from standards of base zoning districts. The CDO does not regulate uses. Uses within a CDO are regulated by the base zoning district.

BORDEAUX – WHITES CREEK – HAYNES TRINITY & NORTH NASHVILLE COMMUNITY PLANS

The area proposed for application of the CDO includes properties located within numerous land use policies. Policies include, but are not limited to Conservation, Civic, Suburban Mixed Use Corridor, Suburban Neighborhood Evolving, Suburban Community Center, Urban Mixed Use Corridor, and Urban Neighborhood Evolving.

CORRIDOR CONTEXT

The Clarksville Pike corridor boundary area includes approximately 176.03 acres, generally spanning northeast of Buchanan Street to Abernathy Road, west of I-65. The boundary area is an approximately 2.5 mile stretch of Clarksville Pike that includes portions of several side streets. In the CDO area, land uses include primarily commercial, industrial, institutional, and vacant properties. The development pattern varies along the corridor, with the built environment representing several decades of older development mixed with newer development, including several mixed-use SPs and multi-family developments located throughout Clarksville Pike.

ANALYSIS

The CDO would apply to approximately 176 acres along Clarksville Pike. This area consists of numerous properties, zoning districts, and a variety of residential/commercial/mixed land uses. The CDO does not regulate land use, and with the exception of variations to signage regulations and landscaping regulations all other requirements of the base zone district will apply. In addition to variations from the signage and landscaping regulations, the CDO applies regulations regarding building materials.

Signage standards for all properties in the CDO will adhere to current signage standards of the Metro Zoning Code for ORI, ORI-A, MUG, MUG-A, MUI and MUI-A regardless of the base zoning district. This would apply to only new signs, and it would not apply to panel changes to existing signs.

The CDO requires that trees be planted along the perimeter of parking lots at a rate of one tree every thirty feet. Current requirements are one tree every 50 feet. This applies to new parking lots and any expansion of an existing parking lot that is expanded by more than ten spaces.

The CDO applies standard for materials. The CDO requires front façades of buildings must be at least 75% brick, brick veneer, stone, cast stone, and/or architecturally treated concrete masonry units. The remaining 25% may be any material with the exception of exposed untreated concrete masonry units. The standards for materials apply to new buildings and additions that are more than 50% of the existing building area.

The intent of the CDO is to implement incremental improvements to the aesthetics of Nashville's commercial districts and corridors. This goal is consistent with all land use policies. NashvilleNext established an overall goal, through the Growth and Preservation Concept Map, of directing growth into centers and along corridors, such as Clarksville Pike. Each of the community character policies in this area is intended to encourage pedestrian-friendly development along the corridor that enhances the public realm. The standards of the CDO, which focus on landscaping, signage and materials, will help implement the goals of the policies to enhance the corridor with quality, pedestrian-friendly development.

Staff finds that the proposed CDO overlay is appropriate, with the exception of residentially zoned and SP zoned areas. Staff recommends approval of a substitute with removal of several parcels that have zoning that is not compatible with the CDO overlay.

STAFF RECOMMENDATION

Staff recommends approval of a substitute ordinance.

Approve with a substitute ordinance. (7-0)

Resolution No. RS2022-14

"BE IT RESOLVED by The Metropolitan Planning Commission that 2021CDO-001-001 is approved with a substitute ordinance. (7-0)

**37. 2021CDO-002-001
WEST TRINITY LANE CORRIDOR DESIGN OVERLAY**

BL2022-1063

Council District 02 (Kyonzté Toombs)

Staff Reviewer: Abbie Rickoff

A request to apply a Corridor Design Overlay District to various properties located along W. Trinity Lane, from Brick Church Pike westward towards Free Silver Boulevard, zoned CL, MUL-A-NS, MUN-A, CS, SP, CN, MUG-A, MUL, RS7.5, and OR20 (94.47 acres), requested by Councilmember Kyonzté Toombs, applicant; various owners.

Staff Recommendation: Approve with a substitute ordinance.

APPLICANT REQUEST

Apply a Corridor Design Overlay to a portion of W. Trinity Lane.

Corridor Design Overlay

A request to apply a Corridor Design Overlay District to various properties located along W. Trinity Lane, from Brick Church Pike westward towards Free Silver Boulevard, zoned Commercial Limited (CL), Mixed Use Limited – Alternative - No STRP (MUL-A-NS), Mixed Use Neighborhood - Alternative (MUN-A), Commercial Service (CS), Specific Plan (SP), Commercial Neighborhood (CN), Mixed Use General – Alternative (MUG-A), Mixed Use Limited (MUL), Single-Family Residential (RS7.5), and Office Residential (OR20) (94.47 acres).

Proposed Zoning

Corridor Design Overlay District (CDO) is an overlay intended to provide incremental improvements to the aesthetics of Nashville's commercial districts and corridors. The CDO provides standards for signage, landscaping, and materials that are derived from standards of base zoning districts. The CDO does not regulate uses. Uses within a CDO are regulated by the base zoning district.

BORDEAUX-WHITES CREEK-HAYNES TRINITY COMMUNITY PLAN

The area proposed for application of the CDO includes properties located within numerous land use policies. Policies include, but are not limited to Urban Mixed Use Neighborhood, Urban Mixed Use Corridor, Urban Neighborhood Evolving, Urban Community Center, Urban Neighborhood Maintenance, and Conservation. The CDO boundary area also includes properties within the Haynes Trinity Supplemental Policy Area.

CORRIDOR CONTEXT

The W. Trinity Lane corridor boundary area includes approximately 94.47 acres, generally spanning east of Free Silver Road to Brick Church Pike, west of I-65. The boundary area is an approximately one-mile stretch of W. Trinity Lane that includes portions of several side streets. In the CDO area, land uses include primarily commercial, industrial, institutional, and vacant properties. The western corner of the boundary area includes scattered residential properties that are located in a commercial zoning district. The development pattern varies along the corridor, with the built environment representing several decades of older development mixed with newer development, including a mixed use SP located at the corner of W. Trinity Lane and Old Matthews Road.

ANALYSIS

The CDO would apply to approximately 94.47 acres along W. Trinity Lane and several side streets. This area consists of numerous properties, zoning districts, and a variety of commercial/mixed use land uses. The CDO does not regulate land use, and, except for variations to signage regulations and landscaping regulations, all other requirements of the base zone district will apply. In addition to variations from the signage and landscaping regulations, the CDO applies regulations regarding building materials.

Signage standards for all properties in the CDO will adhere to current signage standards of the Metro Zoning Code except for certain non-residential zoning districts which will follow standards for Office and Residential Intensive (ORI, ORI-A), Mixed Use General (MUG, MUG-A), and Mixed Use Intensive (MUI, MUI-A) zoning districts, regardless of the base zoning district. This would apply only to new signs, and it would not apply to panel changes to existing signs.

The CDO requires that trees be planted along the perimeter of parking lots at a rate of one tree every thirty feet. Current requirements are one tree every 50 feet. This applies to new parking lots and any expansion of an existing parking lot that is expanded by more than ten spaces.

The CDO applies standard for materials. The CDO requires front façades of buildings must be at least 75% brick, brick veneer, stone, cast stone, and/or architecturally treated concrete masonry units. The remaining 25% may be any material with the exception of exposed untreated concrete masonry units. The standards for materials apply to new buildings and additions that are more than 50% of the existing building area.

The intent of the CDO is to implement incremental improvements to the aesthetics of Nashville’s commercial districts and corridors. NashvilleNext established an overall goal, through the Growth & Preservation Concept Map, of directing growth into centers and along corridors, such as W. Trinity Lane. Each of the community character policies in this area is intended to encourage pedestrian-friendly development along the corridor that enhances the public realm. The standards of the CDO, which focus on landscaping, signage, and materials, will help implement the goals of the policies to enhance the corridor with quality, pedestrian-friendly development.

Staff finds that the proposed CDO overlay is appropriate, with the exception of a small RS7.5- zoned area and an SP- zoned area that is currently under development. Staff recommends approval of a substitute ordinance to remove these portions from the CDO boundary area, as CDOs are intended to be applied to commercial districts.

STAFF RECOMMENDATION

Staff recommends approval of a substitute ordinance.

Approve with a substitute ordinance. (7-0)

Resolution No. RS2022-15

“BE IT RESOLVED by The Metropolitan Planning Commission that 2021CDO-002-001 is approved with a substitute ordinance. (7-0)

**38. 2021S-240-001
RESUBDIVISION OF LOT 5 - CRAIGHEAD LANDS**

Council District 08 (Nancy VanReece)

Staff Reviewer: Seth Harrison

A request for concept plan approval to create two lots on property located at 211 Walton Lane, approximately 240 feet east of Walton Oak Drive, zoned R10 (0.83 acres), requested by Campbell, McRae and Associates, applicant; Jesse N. Whittington and Kristen M. Whittington, owners.

Staff Recommendation: Approve with conditions, including an exception to the compatibility requirement for lot frontage.

APPLICANT REQUEST

Request for concept plan approval to create 2 lots.

Concept Plan

Request for concept plan approval to create two lots on property located at 211 Walton Lane, approximately 240 feet east of Walton Oak Drive, zoned One and Two-Family Residential (R10) (0.83 acres).

SITE DATA AND CONTEXT

Location: The site is located at the south side of Walton Lane, east of the intersection of Walton Lane and Walton Oak Drive.

Street Type: The site has frontage onto Walton Lane and Walton Lane is classified as a Collector Avenue in the Major and Collector Street Plan.

Approximate Acreage: The proposed area for subdivision is 0.74 acres or 32,099 square feet.

Parcel/Site History: This site is comprised of one parcel, which has existed since at least 1948 by deed. The site currently contains one building to be demolished.

Zoning History: This lot has been zoned R10 since at least 1974(O73-650).

Existing land use and configuration: The site consists of one building with access currently provided on Walton Lane

Surrounding land use and zoning:

North: Single-Family Residential (RS20), Cemetery

South: One and Two-Family Residential (R10), Single-Family Residence

East: Multi-Family Residential (RM20) with Planned Unit Development Overlay District, Multi-Family Residences

West: One and Two-Family Residential (R10), Single Family Residence

Zoning: One and Two-Family Residential (R10)

Min. lot size: 10,000 square feet

Max. height: 3 stories

Min. street setback on Walton Lane: 40'

Min. rear setback for all properties: 20'

Min. side setback for all properties: 5'

Maximum Building Coverage: 0.40

PROPOSAL DETAILS

This proposal is for subdivision development under existing zoning entitlements. No rezoning is proposed with this application.

Number of lots: 2 lots.

Lot sizes: Lot sizes range from 0.37 acres (16,041 square feet) to 0.37 acres (16,057 square feet).

Access: The lots have frontage along the existing Walton Lane and will have shared access.

Subdivision Variances or Exceptions Requested: This concept plan is requesting an exception from the Compatibility Standards within the Subdivision Regulations section 3-5. The Compatibility Standards apply when newly created lots located in Neighborhood Maintenance policy will front onto an existing street. The details of the requested exception are listed below in section 3-5 of this report.

APPLICABLE SUBDIVISION REGULATIONS

Volume III of NashvilleNext, the General Plan for Nashville and Davidson County, contains the Community Character Manual (CCM) which establishes land use policies for all properties across the county. The land use policies established in CCM are based on a planning tool called the Transect, which describes a range of development patterns from most to least developed.

Prior versions of Subdivision Regulations for Nashville and Davidson County contained a uniform set of standards that were applied Metro-wide. This did not take into account the diverse character that exists across the County. In order to achieve harmonious development within the diversity of development patterns that exist in Nashville and Davidson County, the Planning Commission has adopted the current Subdivision Regulations. The Subdivision Regulations incorporate the General Plan policies by including rules or standards for each specific transect. This allows policies of the General Plan to be followed through application of the varying Subdivision Regulations to reflect the unique characteristics found in the different transects. The site is within the T3 NM policy. For sites within the T3 transect, the conventional regulations found in Chapter 3 are utilized.

3-1 General Requirements

Staff finds that all standards are met.

3-2 Monument Requirements

Permanent monuments, in accordance with this section of the regulations, shall be placed in all subdivisions when new streets are to be constructed.

3-3 Suitability of the Land

There are no sensitive environmental features on the site including steep slopes, problem soils, or streams.

3-4 Lot Requirements

All proposed lots comply with the minimum lot size of the Zoning Code. Any development proposed on the resulting lots will be required to meet the bulk standards and all other applicable regulations of R10 and zoning at the time of building permit. All proposed lots have frontage on Walton Lane.

3-5 Infill Subdivisions

In order to ensure compatibility with the General Plan, the Commission has adopted specific regulations applicable to infill subdivisions, defined as residential lots resulting from a proposed subdivision within the R, R-A, RS, and RS-A zoning districts on an existing street. If a proposed infill subdivision meets all of the adopted applicable regulations, then the subdivision is found to be harmonious and compatible with the goals of the General Plan.

Section 3-5.2 requires lots to meet compatibility with the existing lots along Walton Lane. Both proposed lots are required to meet compatibility as stated in the Regulations. As proposed, the plan does not meet the requirements

3-5.2 Criteria for Determining Compatibility for policy areas designated in the General Plan as Neighborhood Maintenance, except where a Special Policy and/or a Designated Historic District exists. The following criteria shall be met to determine compatibility of proposed infill lots to surrounding parcels.

a. All minimum standards of the zoning code are met.

Complies. All lots meet the minimum standards of the zoning code.

b. Each lot has street frontage or meets the requirements of Section 3-4.2.b for fronting onto an open space or meets the requirements of Sections 4-6.3 or 5-3.1 fronting onto an open space.

Complies. Both Lots 1 and 2 front Walton Lane.

c. The resulting density of lots does not exceed the prescribed densities of the policies for the area. To calculate density, the lot(s) proposed to be subdivided and the surrounding parcels shall be used. For a corner lot, both block faces shall be used.

The T3 NM policy that applies to this site does not specifically identify an appropriate density; however, the policy supports the underlying R10 zoning district and its prescribed density.

d. The proposed lots are consistent with the community character of surrounding parcels as determined below:

1. Lot frontage is either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is greater. For a corner lot, only the block face to which the proposed lots are to be oriented shall be used; and

Both lot 1 and 2 require an exception to this standard. The minimum frontage width requirement per this section for lot 1 and 2 is 75.33 feet. The proposed frontage for Lot 1 is 71.86 feet and Lot 2 is 71.87 feet.

2. Lot size is either equal to or greater than 70% of the lot size of the average size of surrounding parcels or equal to or larger than smallest surrounding lot, whichever is greater. For a corner lot, only the block face to which the proposed lots are to be oriented shall be used; and

Both Lots 1 and 2 meet the required minimum lot size of 10,691 square feet.

3. Where the minimum required street setback is less than the average of the street setback of the two parcels abutting either side of the lot proposed to be subdivided, a minimum building setback line shall be included on the proposed lots at the average setback. When one of the abutting parcels is vacant, the next developed parcel shall be used. For a corner lot, both block faces shall be used; and

New homes will be required to meet this setback standard at time of building permit submittal.

4. Orientation of proposed lots shall be consistent with the surrounding parcels. For a corner lot, both block faces shall be evaluated.

Both Lots 1 and 2 are consistent with adjacent properties and are oriented to Walton Lane.

e. The current standards of all reviewing agencies are met.

All agencies have recommended approval or approval with conditions.

f. If the proposed subdivision meets subsections a, b, c and e of this section but fails to meet subsection d, the Planning Commission, following a public hearing in accordance with the Planning Commission Rules and Procedures, may consider whether the subdivision can provide for the harmonious development of the community by otherwise meeting the provisions of TCA 13-4-303(a). In considering whether the proposed subdivision meets this threshold, the Commission shall specifically consider the development pattern of the area, any unique geographic, topographic and environmental factors, and other relevant information. The Commission may place reasonable conditions, as outlined in Section 3-5.6, necessary to ensure that the development of the subdivision addresses any particular issues present in an infill subdivision and necessary to achieve the objectives as stated in TCA 13-4-303(a).

Based on the Subdivision Regulations, there are 2 lots utilized for compatibility calculations: the 2 lots immediately to the west of the subject property. However, with the larger surrounding area of Walton Lane, there are a variety of lot

frontages ranging from 45 to 67 feet Based on the surrounding existing lots, the proposed subdivision would create a development pattern that already exists in this area and staff finds the proposed subdivision to be eligible for an exception

3-5.6 Reasonable Conditions

Staff is recommending the following condition:

- Access be at least 50 feet away from existing driveways along the same block face of Walton Lane and be limited to joint access.

3-6 Blocks

This application does not propose to create any new blocks.

3-7 Improvements

Construction plans for any required public or private improvements (stormwater facilities, water and sewer, public roads, etc.) will be reviewed with the final site plan.

3-8 Requirements for Sidewalks and Related Pedestrian and Bicycle Facilities

Sidewalks will be required at the time of building permit pursuant to Section 17.20.120 of the Zoning Code.

3-9 Requirements for Streets

This application does not propose to create any new blocks.

3-10 Requirements for Dedication, Reservations, or Improvements

The application proposes a right-of-way dedication to meet the requirements of the Major and Collector Street Plan.

3-11 Inspections During Construction

This section is applicable at the time of construction, which for this proposed subdivision, will occur only after issuance of a building permit approved by Metro Codes and all other reviewing agencies.

3-12 Street Name, Regulatory and Warning Signs for Public Streets

Nashville Department of Transportation (NDOT) reviews street names and signage requirements for public roads and has recommended approval of this plat. See comments in the recommendations from all agencies section below.

3-13 Street Names, Regulatory and Warning Signs for Private Streets

Not applicable to this case. The proposal does not include private streets.

3-14 Drainage and Storm Sewers

Drainage and storm sewer requirements are reviewed by Metro Stormwater. Metro Stormwater has reviewed the proposed plat and found it to comply with all applicable standards of this section. Stormwater recommends approval.

3-15 Public Water Facilities

Public Water is provided to this site by Metro. These conditions are listed in the recommendations from all agencies section below.

3-16 Sewerage Facilities

Metro Water Services has reviewed this proposed concept plan for sewer and has recommended approval with conditions.

3-17 Underground Utilities

Utilities are required to be located underground whenever a new street is proposed and the application does not include any new streets.

PLANNING STAFF COMMENTS

The proposed subdivision meets the standards of the Metro Subdivision Regulations, outside of the Compatibility Standards that the applicant is requesting a variance to, and the standards of the Metro Zoning Code for a concept plan. Staff recommends approval with conditions if the Planning Commission finds that the lots can provide harmonious development.

COMMENTS FROM OTHER REVIEWING AGENCIES

FIRE MARSHAL RECOMMENDATION

Approve

STORMWATER RECOMMENDATION

Approve

NASHVILLE DOT RECOMMENDATION

Approve

TRAFFIC AND PARKING RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Concept plan only. Public sewer construction plans must be submitted and approved prior to Final SP approval. These approved construction plans must match the Final Site Plan/SP plans. A minimum of 30% of W&S Capacity fees must be paid before issuance of building permits.

CONDITIONS

1. A joint access easement is required and only 1 access point from Walton Lane is permitted. This access will be required to be at least 50 feet away from driveways along the same block face.
2. Comply with all conditions and requirements of Metro agencies.

STAFF RECOMMENDATION

Staff recommends approval with conditions including an exception to the compatibility requirements for lot frontage.

RECOMMENDED ACTION

Motion to approve proposed subdivision Case No. 2021S-240-001 with conditions if the Planning Commission finds that the lots can provide for harmonious development.

Approve with a conditions, including an exception to the compatibility requirement for lot frontage. (7-0)

Resolution No. RS2022-16

“BE IT RESOLVED by The Metropolitan Planning Commission that 2021S-240-001 is approved with conditions, including an exception to the compatibility requirement for lot frontage. (7-0)

39. 2021DTC-026-001

1100 BROADWAY

Council District 19 (Freddie O'Connell)

Staff Reviewer: Harriett Brooks

A request for an overall height modification for property located at 1100, 1150, 1156 Broadway, 105 11th Avenue North, 1117 Porter Street and Porter Street (unnumbered), at the southeast corner of Porter Street and 12th Avenue South, zoned DTC (3.08 acres), to permit a 28 story office tower and 41 story residential tower, requested by Hastings Architecture, applicant; Highwoods Realty, owner.

Staff Recommendation: Approve with conditions and defer without all conditions.

REQUEST

DTC Overall Height Modification

DTC Overall Height Modification

A request to modify various standards of the DTC for property located at 1100, 1150, 1156 Broadway, 105 11th Avenue North, 1117 Porter Street and 0 Porter Street, (3.08 acres), south of Church Street and within the Mid-Gulch area of the Gulch South Subdistrict of the Downtown Code (DTC).

Existing Zoning

Downtown Code (DTC) is intended to provide for and encourage a mix of compatible land uses that provide opportunities to live, work, and shop within the neighborhoods of downtown. In order to create a more sustainable downtown, the DTC emphasizes regulating the height, bulk and location of a building and the context of the building in relationship to its surroundings or other nearby buildings.

Existing Policy

Mid-Gulch Neighborhood Supplemental Policy – 09-T6-DN-MG-01 is intended to accommodate a mix of office, residential, and commercial uses in primarily mid-rise buildings. The supplemental policy offers guidance on the Mid-Gulch’s unique attributes including how developments should interface with the Broadway and Church Street viaducts, the pedestrian-oriented 11th Avenue, the Gulch Greenway, and the interstate frontage road, George L. Davis Boulevard

PROJECT OVERVIEW

The project proposes a 41-story residential and hotel tower and 28-story office tower, consisting of 320 residential units, 383 hotel rooms, 28,455 square feet of retail and restaurant space, 747,908 square feet of office space, and

1,966 parking spaces. Both pedestrian and vehicular access is proposed on all four street frontages and a monumental stair is proposed to connect elevated Broadway to the lower 11th Avenue North.

Only the residential tower is seeking a height modification. The 28 stories for the office tower are achieved through the Bonus Height Program.

PROPOSAL DETAILS

The general bounds of the property include Broadway to the south, 11th Avenue North to the east, Porter Street to the north, and 12th Avenue North to the west. The site contains four street frontages that serve different functions. The Broadway frontage primarily serves as the access and lobby for the 28-story office building and the Porter Street frontage primarily serves as the entrance to the hotel and residential tower. The 11th Avenue North and 12th Avenue North frontages provide secondary accesses for the site.

ANALYSIS

The process for an Overall Height Modification is outlined in the DTC (p.14) as follows:

1. The Executive Director of the Planning Department shall determine whether the development has made reasonable efforts to pursue all appropriate bonuses available in the Bonus Height Program.
2. The applicant shall hold a community meeting providing notices to all property owners within 300 feet.
3. The Planning Commission shall review the modification request and may grant, at its discretion, additional height for exceptional design, including but not limited to unique architecture, exceptionally strong streetscape, contribution to the skyline, improvement of the project's relationship to surrounding properties, and improvement to the character of the neighborhood. In some instances, consideration may be given where a project results in implementation of significant community improvements (e.g. quality open space, upgrading public infrastructure, or others determined by the policies of Metro departments) and/or contributes to the implementation of community improvements determined by the policies of Metro departments.

Bonus Height Program

*A Determination Letter, signed by the Executive Director of the Planning Department (attached) states the development has made reasonable efforts to use all appropriate bonuses available in the Bonus Height Program. The project proposes use of LEED, upper-level garage liners, underground parking and a transfer of previously earned open space bonus to fully utilize all **Figure 4**: This diagram illustrates that the proposal has utilized and exceeded all bonuses available in the Bonus Height Program. It also shows that the project has earned approximately 330,000 sq. ft. beyond what the Bonus Height Program will allow it to utilize.*

Community Meeting

The applicant hosted a community meeting on December 15, 2021 for this Overall Height Modification. No community members voiced opposition to the project at that meeting.

Exceptional Design

This proposed project has multiple design features that address the various exceptional design criteria outlined in the Downton Code (p.14). These include the following:

1. Streetscape Design
 - a. The proposal provides an exceptional, pedestrian-oriented streetscape experience with high quality materials such as brick pavers and stone veneer walls, fixtures, plantings, and active ground-floor uses (Figure 5).
 - b. Generous sidewalks (provided by the dedication of additional right-of-way), lighting, and frontage zones with overhangs enhance pedestrian safety and comfort (Figure 5).
 - c. A monumental staircase connecting the Broadway viaduct level (above) to the 11th Avenue level (below) and a proposed mid-block crosswalk on Broadway improve pedestrian connections (Figure 5).
2. Architectural Design

Massing, geometry, materials, and program work together to inform a design that is unique, yet complementary, to the existing urban fabric.

 - a. The recessed corner at 11th and Broadway creates an elegant gateway, emphasizing the significance of that corridor (Figure 6).
 - b. The material pattern of coated metal panels, spandrel panels, and glazing, on the commercial tower (fronting Broadway) is distinctive and offers a new language within a skyline dominated by glass towers (Figure 7).
 - c. The proposal is comprised of four primary forms, each with a unique architectural language. This gives the impression of several buildings fitting within the urban fabric versus one massive structure trying to distinguish itself (Figure 5).
 - d. The base of the residential building – on Porter Street and 11th Avenue – contrasts in material and form from its tower, creating a lower-scale, pedestrian-oriented massing appropriate for those narrow streets (Figure 5).
 - e. Generous space is allocated to active uses on the ground-floor on three of four facades (Figures 2 and 3).
 - f. Above-ground structured parking is fully lined on three of four streets.
3. Community Improvements
 - a. An additional 4 ft of right-of-way is being dedicated (beyond MCSP requirements) to facilitate the widening of 11th Avenue.

- b. An additional 11 ft. of right-of-way is being dedicated (beyond MCSP requirements) to allow for a third lane on Porter Street.
- c. An additional 11 ft. of right-of-way is being dedicated (beyond MCSP requirements) to allow for a fourth lane on 12th Avenue.
- d. The property owner recently built new public open space one block to the north on 11th Avenue. The bonus height earned from creating this public open space is being transferred to this site.
The project also strives to accomplish the goals of the Mid-Gulch Supplemental Policy, which gives guidance that additional height may be appropriate on some sites. The specific objectives of this supplemental policy achieved by this project include:
 - Proposed developments adjacent to the Broadway or Church Street viaducts should be designed with both the upper and lower levels in mind. For the Broadway and Church Street viaducts, north of 11th Avenue, active ground floor uses are encouraged (Figures 2 and 3).
 - Proposed developments adjacent to Broadway or Church Street may be considered for frontage build-to dimensions greater than the current maximum of 10' when that dimension facilitates providing a wider, pedestrian-oriented streetscape (Figure 9).
 - Proposed developments adjacent to the Broadway or Church Street viaducts should provide a publicly accessible way for pedestrians to traverse between the lower and upper street levels. Clear and concise wayfinding signage should be included (Figure 3 and 8).
 - New developments should aim to include publicly accessible open spaces.
 - Within the Mid-Gulch Supplemental Policy area, the Open Space Bonus Height Program may be adjusted so that that number of square feet of bonus height may be up to ten times that of the number of square feet in open space provided. Within the Mid-Gulch Supplemental Policy area, the number of stories to be earned using the Open Space Bonus Height Program may be unlimited.

STAFF RECOMMENDATION

The project aligns with the goals and objectives of the Downtown Code and the design directly addresses the Mid-Gulch Supplemental Policy. Staff recommends approval with the following conditions and deferral without all conditions:

1. The applicant shall coordinate with NDOT on any proposed traffic improvements that result from the TIS.
2. If implementation of final TIS recommendations has a substantial effect on the building or site design, revisions to these plans shall be reviewed by the DTC DRC.
3. Bonus Height must be assessed to determine compliance with the DTC and certified prior to building permit approval.
4. The proposed residential use shall not be converted to a short-term rental use, memorialized by a deed restriction or covenant, as reviewed by the Metropolitan Department of Law.

Approve. (6-0-1)

Resolution No. RS2022-17

“BE IT RESOLVED by The Metropolitan Planning Commission that 2021DTC-026-001 is approved. (6-0-1)

CONDITIONS

1. The applicant shall coordinate with NDOT on any proposed traffic improvements that result from the TIS.
2. If implementation of final TIS recommendations has a substantial effect on the building or site design, revisions to these plans shall be reviewed by the DTC DRC.
3. Bonus Height must be assessed to determine compliance with the DTC and certified prior to building permit approval.
4. The proposed residential use shall not be converted to a short-term rental use, memorialized by a deed restriction or covenant, as reviewed by the Metropolitan Department of Law.

40. 188-84P-004

I-24 LIMITED SECTION OF CENTURY SOUTH PUD (REVISION)

Council District 33 (Antoinette Lee)

Staff Reviewer: Logan Elliott

A request to revise a Planned Unit Development Overlay District for property located at Old Hickory Boulevard (unnumbered), approximately 800 feet east of Cane Ridge Road, zoned R20 (184.02 acres), to permit 512,000 square feet of office use and 964 multi-family residential units, requested by Barge Design Solutions, applicant; Tribute Properties, owner.

Staff Recommendation: Defer to the February 10, 2022, Planning Commission meeting.

The Metropolitan Planning Commission deferred 188-84P-004 to the February 10, 2022, Planning Commission meeting. (6-0-1)

41. 2021Z-018TX-001

BL2021-922/Brandon Taylor

Staff Reviewer: Amelia Lewis

A request to amend Sections 17.04.060, 17.08.030, and 17.16.070 of the Metropolitan Code, Zoning Regulations to implement a distance requirement for the “bar or nightclub” use.

Staff Recommendation: Defer to the March 24, 2022, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2021Z-018TX-001 to the February 10, 2022, Planning Commission meeting. (7-0)

42. 2021CP-007-003

6111 COWDEN AVENUE

Council District 20 (Mary Carolyn Roberts)

Staff Reviewer: Cory Clark

A request to amend the West Nashville Community Plan by changing from T3 Suburban Neighborhood Evolving Policy to T3 Suburban Mixed Use Corridor Policy for property located at 6111 Cowden Avenue, approximately 200 feet west of Marcia Avenue, zoned R6 (0.29 acres), requested by Barge Cauthen and Associates, applicant; JJZ Realty Partnership G.P., owner (associated case 2021Z-077PR-001).

Staff Recommendation: Disapprove.

APPLICANT REQUEST

Amend West Nashville Community Plan to change the policy.

Major Plan Amendment

A request to amend the West Nashville Community Plan by changing from T3 Suburban Neighborhood Evolving (T3 NE) policy to T3 Suburban Mixed Use Corridor (T3 CM) policy on property located at 6111 Cowden Avenue, zoned One and Two-Family Residential (R6) (approximately 0.29 acres).

WEST NASHVILLE COMMUNITY PLAN

Current Policy

T3 Suburban Neighborhood Evolving (T3 NE) policy is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 NE policy may be applied either to undeveloped or substantially under-developed “greenfield” areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity.

Requested Policy

T3 Suburban Mixed Use Corridor (T3 CM) community policy is intended to enhance suburban mixed-use corridors by encouraging a greater mix of higher-density residential and mixed use development along the corridor, prioritizing higher-intensity mixed-use and commercial uses at intersections with preference given to residential uses between intersections; creating buildings that are compatible with the general character of suburban neighborhoods; and a street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways, and existing or planned mass transit.

BACKGROUND

The community plan amendment was requested in conjunction with Case #2021Z-077PR-001, a request to change the zoning for property located at 6111 Cowden Avenue from One and Two-Family Residential (R6) to Office/Residential at up to 20 dwelling units per acre (OR20). The existing residential T3 NE policy does not support non-residential. As such, the applicant has proposed extending the adjacent policy, T3 Suburban Mixed Use Corridor (T3 CM), which would support office uses.

As part of the application process, the Executive Director determined the plan amendment is major with a required community meeting. Staff determined the community plan amendment area (site) to be limited to the property located at 6111 Cowden Avenue as it is surrounded on three sides by the T3 CM policy. Charlotte Pike, a prominent commercial corridor north of the site, has existing and new commercial developments. The site is located at the terminus of Cowden Avenue, a residential street, and was once occupied by a single-family house that was demolished. Residential uses and zoning on the property date back to at least 1965 and 1974, respectively. The neighboring areas display land uses and development patterns consistent with existing zoning. The surrounding neighborhood, traveling south along Marcia Avenue and on Hill Circle, consists of single-family two-story homes, with additional single-family homes under construction.

COMMUNITY PARTICIPATION

On August 19, 2021, Community Plans staff conducted a virtual community meeting to discuss the applicant's community plan amendment and zoning requests. The meeting was available via WebEx. Notices were mailed to 200 property owners in a 1,300 foot buffer of the plan amendment area. Details of the community meeting were made readily available on Metro Nashville Planning Department's webpage. Approximately 15 people attended, including neighbors, the applicant, a representative of the property owner, and Community Plans staff. The applicant discussed their proposal to construct an additional surface parking lot for employees working at the property owner's adjacent business. Meeting attendees then asked questions and shared concerns with key themes of:

- Concerns about business encroachment into a residential area and de-stabilizing the established neighborhood;
- Concerns about a business gaining vehicular access and creating additional traffic on Cowden Avenue, Marcia Avenue, and in the larger residential area;
- Concerns from adjacent residential property owner about having a non-residential use next door to them;
- Concerns about losing a residential property in a key location during an extremely competitive housing market;
- Concerns about increasing impervious surface area, noise, and lighting if a residential property was converted to a parking lot; and
- Desire to keep the existing land use policy and residential zoning.

ANALYSIS OF T3 SUBURBAN MIXED USE CORRIDOR POLICY

The area requested for an amendment is not a suitable location for T3 CM policy for the following reasons:

NashvilleNext Growth and Preservation Concept Map

The Growth & Preservation Concept Map (Concept Map) is a county-wide vision and tool to shape improvements in quality of life so that new development and redevelopment align with community values. The Concept Map shows the community plan amendment area (site) situated in a location designated as a "Transition & Infill" area for the nearby "Center" area. Transition & Infill areas may have moderately dense residential and small-scale office that are appropriate along and around prominent corridors and centers to provide a harmonious connection to surrounding neighborhoods.

Although the Concept Map might allow office and additional residential density in this location, the geography of the site and its location at the end of a residential street make it challenging. The rationale to change the policy in order to allow for an additional surface parking lot does not align with *NashvilleNext*.

Key Finding

- The plan amendment area, identified on the Growth & Preservation Concept Map as located in a Transition & Infill area, technically may be appropriate for additional uses. However, the rationale to change the policy in order to allow for an additional surface parking lot does not align fully with *NashvilleNext*.

Community Character Policy

Transition & Infill areas are generalized on the Growth & Preservation Concept Map and are explained in greater detail through Community Character Policies. These policies guide zoning and development decisions. Community Plans provide history and context for Nashville's 14 Community Planning areas, along with community-specific issues, strategies, and sketches of how different places in the community could change over time. The West Nashville Community Plan uses Community Character Policies that are tailored to the urban and suburban character of neighborhoods throughout West Nashville. The Community Plan emphasizes enhancing centers and corridors to provide more services and options and strategically locating additional housing options, such as on a prominent corridor to support businesses and transit. The transition between these higher-intensity areas and the surrounding

neighborhoods is anticipated to be addressed through well-designed land use transitions sensitive to adjacent residential areas.

The requested T3 CM policy encourages a greater mix of higher-density residential and mixed-use development along the corridor while enhancing housing choices and mobility options. The plan amendment area is not appropriate for the application of T3 CM policy. Cowden Avenue is higher in elevation than the adjacent businesses, and the site is at the end of a residential street. The site once contained a single-family home that was demolished in November 2020, and the lot currently is vacant. A new single-family house has been built on the adjacent property to the east. See maps below; on the left are contour elevations; on the right is a 2020 aerial that shows the house. The vision of residents is for the neighborhood to continue being a desirable residential destination for new homeowners, evidenced by the current construction of new single-family homes throughout the neighborhood. Participants in the community meeting expressed strong concerns about the precedent of carving a residential property away from an established residential area to accommodate additional parking for a growing business. Meeting attendees also expressed concerns about de-stabilizing their neighborhood by allowing one business to expand when they feel other businesses will also make similar requests in the future. Keeping the site in the T3 NE policy and zoned R6 preserves the ability to maintain the appropriate land use (residential) along Cowden Avenue.

Key Findings

- This neighborhood is an established, desirable residential area with new home construction underway. Keeping the existing residential policy (T3 NE) is appropriate for this site.
- Residents expressed concerns about changing the policy and zoning for the site, including removing a residential property from a desirable residential neighborhood during a surge in housing demand. Construction of a new surface parking lot does not align with the residents' vision for the neighborhood.

Transportation and Connectivity

T3 CM areas feature connected street systems that provide for multiple transportation options. To the north, Charlotte Pike is classified by the Major and Collector Street Plan as a mixed-use arterial-boulevard with an immediate need for high capacity transit. WeGo Route 50 provides local public transit service, with its nearest stop located 800 feet to the west on Charlotte Pike.

Cowden Avenue is a local street that connects with Marcia Avenue to the east. Marcia Avenue connects to the north with Charlotte Pike and to the south with an internal network of residential, local streets. Currently, traffic flowing south on Marcia Avenue from Charlotte Pike into the surrounding neighborhood area becomes congested because of on-street parking for existing commercial businesses. Changing the policy to T3 CM on the site does not increase connectivity or access for the surrounding residential area as the applicant is proposing to close the current access to Cowden Avenue and construct a surface parking lot.

Key Findings

- Cowden Avenue is a residential, local street.
- Access, connectivity, and mobility options are not enhanced by the applicant's proposal.

Relationship to Surrounding Policies

The community plan amendment site's relationship to surrounding policy areas is as follows:

- Suburban Mixed Use Corridor (T3 CM) policy along the Charlotte Pike corridor surrounds the property on three sides - to the north, south, and west.
- To the east beyond Marcia Avenue, the Charlotte Pike corridor transitions to Urban Mixed Use Neighborhood (T4 MU) policy.
- Suburban Neighborhood Evolving (T3 NE) policy is in place along Cowden Avenue and extends to a large residential area to the east, south, and west with new home construction underway.
- Conservation (CO) policy recognizes areas of steep slopes nearby.

Although on the boundary between policies, the site is part of a large residential area that remains in demand due to its proximity to the Charlotte Pike corridor not far from downtown. Staff studied whether being surrounded on three sides by the T3 CM policy tipped the scale toward warranting a policy change and determined that it does not.

Key Finding

- It is appropriate that the study area remain in residential policy, T3 Suburban Neighborhood Evolving (T3 NE).

Analysis Summary

Amending the Community Character Policy from T3 NE to T3 CM is not appropriate at this time because of the reasons described above. In summary, the study area is not appropriate for T3 CM, as submitted, due to the following:

- This neighborhood is an established, desirable residential area with new home construction underway. Keeping the existing residential policy (T3 NE) is appropriate for this site.

- Residents expressed concerns about changing the policy and zoning for the site, including removing a residential property from a desirable residential neighborhood during a surge in housing demand. Construction of a new surface parking lot does not align with the residents' vision for the neighborhood.
- The plan amendment area, identified on the Growth & Preservation Concept Map as located in a Transition & Infill area, technically may be appropriate for additional uses. However, the rationale to change the policy in order to allow for an additional surface parking lot does not align fully with NashvilleNext.
- Cowden Avenue is a residential, local street.
- Access, connectivity, and mobility options are not enhanced by the applicant's proposal.

STAFF RECOMMENDATION

Staff recommends disapproval.

Mr. Clark presented the staff recommendation to disapprove.

John Gore, 6606 Charlotte Pike, spoke in favor of the application.

Tyler Bradford, no address given, spoke in opposition to the application, as it provided no value to the neighborhood.

Will Stout, 6107 Cowden, spoke in opposition to the application.

Bernard Pickney, 4604 Dakota Avenue, spoke in opposition to the application.

Chairman Adkins closed the Public Hearing.

Mr. Tibbs said it's an interesting case because it's an island already. He stated he doesn't have a strong opinion either way because of the way it sits in that island, but leaned more toward how the neighborhood is pushing for it. Mr. Tibbs agreed with the staff recommendation and was interested in hearing other Commissioners' thoughts.

Ms. Blackshear stated she is in support of staff recommendation but interested to hear what other Commissioners had to say.

Ms. Johnson spoke in opposition to the application and stated she was in support of staff recommendation.

Councilmember Withers stated there is a letter of support from Councilmember Roberts for this case. He wished she could be at the meeting to hear from her perspective. He spoke in favor of the application and stated the policy change was appropriate.

Mr. Henley agreed that it would have been great to have the Councilmember present to articulate things that happened during community meetings. He said he doesn't see a need to reject the change based on what was presented at the meeting.

Dr. Sims spoke in opposition to the application.

Dr. Sims moved and Ms. Johnson seconded the motion to disapprove. (4-3) Chairman Adkins, Councilmember Withers and Mr. Henley voted against.

Resolution No. RS2022-18

"BE IT RESOLVED by The Metropolitan Planning Commission that 2021CP-007-003 is disapproved. (4-3)

43. 2021SP-068-001

SOUTH STREET NORTH

Council District 19 (Freddie O'Connell)

Staff Reviewer: Seth Harrison

A request to rezone from R6-A to SP zoning for property located at 1306 South Street, approximately 200 feet east of 14th Avenue South (0.46 acres), to permit 6 multi-family residential units, requested by Dale and Associates and Elouise Curcio, applicants; Elouise R. Bird LLC, owner.

Staff Recommendation: Disapprove.

The Metropolitan Planning Commission deferred 2021SP-068-001 to the February 10, 2022, Planning Commission meeting. (7-0)

44. 2022Z-003PR-001

Council District 01 (Jonathan Hall)
Staff Reviewer: Jason Swaggart

A request to rezone from IR to OL zoning for property located at Jennie Brown Lane (unnumbered), south of Ashland City Highway and west of Briley Parkway (17.25 acres), requested by Councilmember Jonathan Hall, applicant; Waste Management, Inc. of Tennessee, owner.

Staff Recommendation: Defer to the February 24, 2022, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2022Z-00PR-001 to the February 24, 2022, Planning Commission meeting. (7-0)

45. 2021Z-107PR-001

Council District 16 (Ginny Welsch)
Staff Reviewer: Logan Elliott

A request to rezone from RS7.5 to R8 zoning for properties located at 193 and 201 Antioch Pike, approximately 250 feet east of Kinross Avenue (0.45 acres), requested by JMR Investments LLC, applicant; Music City Holdings LLC, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from RS7.5 to R8.

Zone Change

A request to rezone from Single-Family Residential (RS7.5) to One and Two-Family Residential (R8) zoning for properties located at 193 and 201 Antioch Pike, approximately 250 feet east of Kinross Avenue (0.45 acres).

Existing Zoning

Single-Family Residential (RS7.5) requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre. *RS7.5 would permit a maximum of 2 units.*

Proposed Zoning

One and Two-Family Residential (R8) requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25 percent duplex lots. *R8 would permit a maximum of 2 duplex lots for a total of 4 units.*

SOUTH NASHVILLE COMMUNITY PLAN

T3 Suburban Neighborhood Maintenance (T3 NM) is intended to maintain the general character of developed suburban residential neighborhoods. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T3 NM areas have an established development pattern consisting of low- to moderate-density residential development and institutional land uses. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

SITE

The application includes two parcels comprising approximately 0.45 acres located on the south side of Antioch Pike and adjacent to the Wright Middle School property. This portion of Antioch Pike is classified as a Collector Avenue in the Major and Collector Street Plan. The site is currently vacant and is surrounded by vacant, single-family, two-family, and institutional land uses.

ANALYSIS

Staff finds that the proposed zoning district to be consistent with the intent of T3 NM policy to infill vacant land with a broader mix of housing. The area has a pattern of single-family with some duplexes mixed in and the proposal would permit a similar pattern. The proposed zoning would permit an incremental increase in density and the vacant RS zoned parcels on either side of the subject site would transition this incremental increase in density from the remainder of Antioch Pike.

FIRE RECOMMENDATION

Approve

TRAFFIC AND PARKING RECOMMENDATION
Ignore

Maximum Uses in Existing Zoning District: **RS7.5**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.45	5.808 D	2 U	27	4	2

Maximum Uses in Proposed Zoning District: **R8**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
One and Two-Family Residential* (210)	0.45	5.445 D	4 U	51	5	2

*Based on two-family lots

Traffic changes between maximum: **RS7.5 and R8**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+2 U	+24	+1	-

METRO SCHOOL BOARD REPORT

Projected student generation existing RS7.5 district: 0 Elementary 0 Middle 0 High

Projected student generation proposed R8 district: 0 Elementary 0 Middle 0 High

The proposed R8 zoning is expected to generate no additional students than the existing RS7.5 zoning. Students would attend Glenclyff Elementary School, Wright Middle School, and Glenclyff High School. All three schools are identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.

Ms. Milligan stated she received a text that the applicant would like to defer this item one meeting to allow more time to speak to the community.

Ms. Johnson moved and Mr. Tibbs seconded the motion to defer to the February 10, 2022, Planning Commission meeting. (7-0)

Resolution No. RS2022-19

“BE IT RESOLVED by The Metropolitan Planning Commission that 2021Z-107PR-001 is deferred to the February 10, 2022, Planning Commission meeting. (7-0)

I: OTHER BUSINESS

46. Employee Contract Renewal for Anita McCaig & Van Simone Holder

Resolution No. RS2022-20

"BE IT RESOLVED by The Metropolitan Planning Commission that the Employee Contract Renewal for Anita McCaig & Van Simone Holder is **approved.** (7-0)

47. Bonus Height Certification Memo for 915 Division Street

Resolution No. RS2022-21

"BE IT RESOLVED by The Metropolitan Planning Commission that the Bonus Height Certification Memo for 915 Division Street is **approved.** (7-0)

48. Historic Zoning Commission Report

49. Board of Parks and Recreation Report

50. Executive Committee Report

51. Accept the Director's Report

Resolution No. RS2022-22

"BE IT RESOLVED by The Metropolitan Planning Commission that the director's report is **approved.** (7-0)

52. Legislative Update

J: MPC CALENDAR OF UPCOMING EVENTS

February 10, 2022

MPC Meeting

4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

K: ADJOURNMENT

The meeting adjourned at 5:49 p.m.